



CITY COUNCIL

Kim Learnard, Mayor

Clinton Holland, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Frank Destadio, Post 4

SCAN FOR AGENDA
PACKET



Regular Meeting Agenda
March 20, 2025 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. February 6, 2025 City Council Work Session Minutes
 - B. February 6, 2025 Executive Session Minutes
 - C. February 10-11, 2025 City Council and Executive Leadership Team Retreat Minutes
 - D. February 13, 2025 City Council Meeting Minutes
 - E. February 13, 2025 Executive Session Minutes
7. **Consent Agenda**
 - A. Memorandum of Understanding with Southern Crescent Technical College and Strayer University
 - B. Personnel Policy revision
 - C. Replacement of a F350 Dump Truck for Grounds
 - D. Replacement of two Kubota RTV units for Public Works
 - E. Reclassification of Logistics Coordinator (110) to Fire Logistics Coordinator (301)
 - F. Ordinance #1235 Administration of Officer Oaths
 - G. Police Vehicles - accessories bid award
 - H. FY2025 Budget Amendments
 - I. FY2025 Budget Amendment and Acceptance of Sponsorship and Donation
 - J. Appointment of members to the Transportation Advisory Group
8. **Old Agenda Items**
9. **New Agenda Items**

- A. 03-25-01 Fayette County Recreation Program Agreement Termination (Justin Strickland)
- B. 03-25-02 Recreation IGA with Fayette County Board of Education (Harold Layton)
- C. 03-25-03 Proposed Text Amendment - Cosmetic Tattooing and Microblading Services (Shayla Reed)

10. Public Hearings

- A. 03-25-04 Variance Request from front setback, 1601 Moba Drive (Shayla Reed)
- B. 03-25-05 Variance Request from front setback, 1800 Moba Drive (Shayla Reed)
- C. 03-25-06 Variance Request to allow a curb cut onto a collector road, 405 Robinson Rd. (Shayla Reed)
- D. 03-25-07 Special Use Permit to allow golf cart rental, sales and service, 1001 Moba Drive (Shayla Reed)
- E. ~~03-25-08 Variance Request to exceed maximum parking, 100 Market Place Blvd.~~
Withdrawn by applicant

11. Council/Staff Topics

- A. Georgia Municipal Association's City of Civility designation renewal discussion

12. Executive Session

13. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, February 6, 2025
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular work session on Thursday, February 6, 2025. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Public Comment

Jackie DiPietre said her kids were involved in local swimming programs and urged Council to follow through with building the aquatics center recommended in the Recreation Master Plan. Her reasons included the age and poor condition of the Kedron Aquatics Center. She pointed out the survey showed that Peachtree City residents wanted a center that could host swim meets.

Mary Plant, a three-time Olympic gold medalist, continued the request, noting that swimming was a lifelong sport and open to people with disabilities. She also stated that an aquatics center should bring in enough income to pay for itself.

Darren Polish presented a bag of litter that he said he picked up in just a few minutes of walking along Spear Road. Polish noted that litter was prevalent along the roads throughout the city and urged Council to do something to bring awareness to the problem.

Keith Larson mentioned the six major projects listed in the Recreation Master Plan, noting that funding was finite. He urged Council to make the restrooms at Battery Way a priority, saying they would be used by many who walked, ran or rode in that area.

Quarterly Reports

A. 4th Quarter 2024

Council said they appreciated the quarterly reports.

The Mayor noted the pedestrian beacon on Peachtree Parkway North was now operating. Also, she stated, they were planning renovations at City Hall this summer that could result in having to vacate the building for a while.

Work Session Discussion Items

A. 2024 Georgia Municipal Association (GMA) Safety Grant and Liability Management Grant

Michael McPherson of the Georgia Municipal Association (GMA) presented Learnard with a plaque in recognition of her completion of the Mayors Leadership Academy.

He then presented Peachtree City with a \$20,000 safety grant check, which he explained was a function of Peachtree City being a member of the Workers' Comp program and the Risk Management program and earning \$10,000 in grant money for each program. The money was typically used for safety equipment for employees. Director of Human Resources and Risk Management Dr. Teaa Allston-Bing expressed appreciation to Dia Ladee of the HR Department for her work on this.

B. Feasibility Study for Connection of McIntosh High and Booth Middle via Path System

A bridge or tunnel across SR 54 to the McIntosh High area had been topic of discussion for many years, said Dan Davis of Integrated Science and Engineering, and Learnard noted that \$4 million for a split-grade crossing was allocated in the 2023 Special Purpose Local Option Sales Tax (SPLOST).

Davis presented Council with drawings of possible locations and laid them out on the table for discussion and a depiction of the options was posted on the screen for all to see. Davis and Council looked at four sites, and Davis said it had pretty much been narrowed down to two, with one appearing to be the best choice because it had a good connection to the path leading to the high school. A tunnel was pretty much out of the equation due to topography.

Davis told Council he wanted to continue working on the plan with the Georgia Department of Transportation (GDOT) and should have some answers from them within a few weeks. Then, he wanted to move both of the top options to the 30% design stage, if Council approved. That should take several months more. Council agreed that was the best way to move forward.

Johnson asked about Robinson Road, mentioning the back-up when cars were trying to turn left onto SR 54. Davis said a high intensity signal (HAWK) would be needed at some point.

C. Renew "Trap Neuter Vaccinate and Return Program" (TNVR) with Fayette Humane Society

Marcia Hendershot, Director of the Fayette Humane Society's Trap, Neuter, Vaccinate, and Release (TNVR) program for cats, explained how the program worked and the number of cats it had helped since starting in 2020. She asked Council to renew the TNVR contract and expand it to cover all City-owned properties, not just the three listed in the contract that had expired December 31.

Strickland said the new contract would cover all City properties and have indefinite renewals. Brown requested the TNVR program be highlighted on the City's website and social media. Holland asked Hendershot how this program was funded, and she replied it was mostly through grants and fundraising events.

D. Renew Environmental Systems Research Institute, Inc. (Esri) contract

GIS Manager Madhuri Adapala stated that many City departments relied on the Esri GIS software, and Council would be asked to renew the contract for three years at their next regular meeting. The cost was \$42,200 a year for a total of \$126,600, with the first year's cost was included in the 2025 budget. Subsequent costs would have to be budgeted.

E. 2025 Municipal Elections IGA

City Clerk Yasmin Julio recalled that Council approved a resolution for the November 4, 2025, municipal election for the Mayor's post and two Council seats in January. Approving this intergovernmental agreement (IGA) would allow the Fayette County Board of Elections to serve as the Elections Superintendent and Absentee Ballot Clerk.

F. Public Safety Answering Point Feasibility Study

Police Chief Janet Moon explained that the 2017 Fayette County SPLOST included an 800 megahertz radio system to provide reliable radio service to all county users. An IGA to provide service went into effect in 2011 and automatically renewed for a 10-year period in 2021. Fayette County entered into a contract with E.F. Johnson in 2018. As of May 2024, Moon continued, E.F. Johnson had yet to present a completed radio system for the county's acceptance.

Moon said numerous performance issues persisted in regard to audio quality, reliability, consistency, and the capacity of the system. E.F. Johnson had given an approximate lead time of 18 months to two years for completion, but now, almost seven years later, the system still was not complete.

Moon said a letter from the municipal government users, signed by the Tyrone Police Chief, the Fayetteville Police, Fire Chief Murphy and herself, was presented to the County Manager and the Board of Commissioners in May 2024. It stated that they had no confidence in the radio system and outlined concerns. The technology did not support emergency radio communications, resulting in responders being cut off, unable to transmit, and having distorted transmissions, creating a life safety issue, Moon stated. Several agencies had turned to using alternative communications systems due to lack of confidence in the E.F. Johnson technology.

Issues included signal outages, busy signals, problems with communications inside big box structures, volume inconsistencies, and difficulties with reception at fire stations. Moon reported that this had weakened trust in the communication system among personnel. In a critical event, the most important thing first responders needed was a reliable way to communicate with 911.

Destadio clarified that this had been going on for seven years, and Moon said that was correct, adding that one of the more frustrating things was the lack of urgency on E.F. Johnson's part to rectify the problems.

Murphy said he and Moon had worked with the City Manager's office to budget for their own public safety answering point. Seven companies submitted proposals and were evaluated based on experience, project approach, and completed price. Murphy said there was a clear winner, and the name and the amount would come to Council at its next meeting. The purpose of hiring this firm would be to evaluate if Peachtree City should remain with Fayette County and get this fixed or start their own system. Another option would be to form a regional system with several jurisdictions.

Holland reflected that citizens paid for these communications services, and he looked forward to seeing what good could come out of this.

G. Purchase of radios for Police SRO vehicles

Moon said Council would be asked at its next meeting to authorize the purchase of six in-car radio units from Radio One. These would be used in new patrol vehicles for the School Resource Officers at elementary schools. The cost, with installation, was \$47,996.28, which would be reimbursed by the Fayette County Board of Education. Holland clarified that the officers also had radios to carry with them inside the schools.

H. Consider RFP for ADA Consultant

City Engineer Dave Borkowski said the next meeting's agenda would include a request for Council to approve the hiring of an Americans with Disabilities Act (ADA) consultant to help with the transition plan required as they assessed accessibility on all City-owned properties and formulated a plan to bring them into compliance. He said this consultant would assess all City buildings and recreation facilities.

They put out an RFP and received four proposals. After interviewing the two top candidates, Borkowski said Accessibility Consulting Partners, Inc. (ACP) was the best choice. The cost would be \$69,759, which was not budgeted but could come from American Rescue Plan Act (ARPA) funds left in Capital Improvement Program (CIP) contingency fund, Borkowski remarked.

Destadio asked what they would get from this. A ton of data, Borkowski replied, including a GIS database, a pdf report that ranked the assessed items with costs, and an Excel spreadsheet with which staff could interact. Who was doing this now? Destadio asked, and Borkowski said no one had looked at buildings and recreation facilities. Staff had assessed curb ramps on streets, and another vendor had assessed the paths.

Holland confirmed this was only for City property, and also that roads would be separate. Borkowski said everything would eventually be combined into a big master plan. Holland asked if there was deadline to complete the ADA compliance, and Borkowski said GDOT was working with them on a timeframe. It would be a long process, but they would be okay as long as they showed progress.

I. Discussion of Project Management for the Fire Station 85 Construction Project

They were now at the point in the construction process on Fire Station 85 where the construction bidding process could begin, Strickland stated. The floor plan that would be used was originally designed for Station 86, which had not yet been funded, and would be used for all future stations.

He displayed the site plan, saying they planned to grade the land next door to the building in case there was a need for a building there in the future. Strickland outlined the path that would connect this station to the network.

Now, Strickland proposed, they needed to bring in an outside project management firm. The City did not regularly do commercial projects and had no one on staff to manage this. He said he would be asking authorization to get quotes from project management firms and bring a recommendation back to Council.

Strickland displayed the floor plan, pointing out the bays for the trucks, the kitchen, the bunkroom, spaces for washers and dryers, and office space. He said Murphy and some of his staff had attended conferences on how to design and build a fire station.

Destadio expressed surprise that there was not already a project manager on staff. Strickland said these types of projects had not been frequent enough in the past to justify hiring someone for new construction. With the Recreation Master Plan and some other projects on tap, perhaps they might want to look into this.

Strickland said they could talk about that at budget time, but he would proceed to look at project management firms for this building. He proposed a timeline of contracting with a project manager, getting bids out and hiring a construction company. Council would award the final bid for construction, then the project manager would work with the construction company.

New Agenda Items

A. 02-25-01 114 Braelinn Court Emergency Pipe Replacement

Borkowski reminded Council that he had previously brought two emergency situations to their attention. At 114 Braelinn Court, a pipe near the foundation of a home needed to be replaced. They requested bids from Crawford Grading and Pipeline Inc. and McElroy McLeroy Inc., but received just one bid, \$45,624, from Crawford Grading. Borkowski said they requested bids from these two firms because they were the only two, out of the four companies contacted, to respond to the other request. The money was available through the stormwater utility fund.

Holland moved to approve the 114 Braelinn Court pipe replacement project and award the bid to Crawford Grading and Pipeline, Inc. for \$45,624. Brown seconded.

Destadio asked if this was a total replacement, and Borkowski said that was necessary due to the condition of the pipe.

Motion carried unanimously.

B. 02-25-02 37 Parkgate Emergency Pipe Replacement

Borkowski moved on to 37 Parkgate, explaining that the pipe under the dam was in need of replacement. They sought bids from four companies; two responded, with Crawford Grading and Pipeline being the lowest at \$313,140.

Holland moved to approve the 37 Parkgate pond outlet pipe replacement project and award the bid to Crawford Grading and Pipeline, Inc. for \$313,140. Destadio seconded. Motion carried unanimously.

C. 02-25-03 Budget Amendment – FY2024 – Hotel Motel and Cert Grant

Accounting Manager Dustin Farron explained that the Hotel/Motel Fund received \$27,500 more collections than anticipated in fiscal year 2024, which created an over budget situation. He asked Council to approve a pass through to the General Fund for \$10,300, the Tourism Product and Development Fund, \$5,200, and the Convention and Visitors Bureau, \$12,000.

Brown moved to approve budget amendment 24-30 for additional Hotel Motel collection. Holland seconded. Motion carried unanimously.

D. 02-25-04 Sponsorship Acceptance and FY25 Budget Amendment

Farron said Mahaffey and Linkous Orthodontics had donated \$1,000 for the Father/Daughter Dance.

Brown moved to accept the donation. Holland seconded. Motion carried unanimously

Council/Staff Topics

1. Slice of the City

The Mayor stated that the first Slice of the City program was set for February 26 in Kedron Village.

2. Transportation Advisory Group Applications

The Transportation Advisory Group (TAG) had three openings and applications were being accepted, Learnard stated.

3. PTC101

Applications were being taken for the PTC 101 program. Strickland said there had been about 50 applications already.

4. Senior Homestead Exemptions

Brown wanted information about the expanded senior citizen tax exemption highlighted

on the website and social media.

5. Litter Pick-Up Campaign

Referring to the citizen's complaint earlier in the meeting, Brown acknowledged that litter was a growing problem. She suggested the Communications team create a short video aimed at parents and children.

Holland said the Knights of Columbus picked up litter along a portion of Peachtree Parkway North and pointed out that residents could earn credit on their stormwater bill by picking up litter. Strickland said he liked the idea of a promotional campaign with videos. It should be more effective than signs. He also mentioned the anti-littering programs run by Keep Peachtree City Beautiful.

6. Introduction of Shayla Reed, Planning & Development Director

Strickland introduced new Planning and Zoning Director Shayla Reed.

Executive Session

Holland moved to adjourn to executive session at 11:25 a.m. to discuss cybersecurity plans and procedures. Destadio seconded. Motion carried unanimously.

Destadio moved to reconvene in regular session at 11:49 a.m. Holland seconded. Motion carried unanimously.

Legislative zoning decisions and meeting or discussions with applicant.

NO ACTION REQUIRED

Adjourn

There being no further business, Holland moved to adjourn the meeting. Destadio seconded. Motion carried unanimously.

The meeting adjourned at 11:57 a.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Retreat Minutes
February 10 – 11, 2025**

The Peachtree City Council held its winter retreat on Monday February 10 and Tuesday February 11, 2025, at Roam in Trilith. Mayor Kim Learnard convened the first day's session at 10:30 a.m. Council Members Frank Destadio, Suzanne Brown, Clinton Holland, and Laura Johnson also were present, along with City Manager Justin Strickland and City Clerk Yasmin Julio. Department heads present were Convention and Visitors Bureau Director Tyler Runyon, Library Director Jill Prouty, City Engineer Dave Borkowski, Planning and Development Director Shayla Reed, Human Resources Director Dr. Teaa Allston-Bing, Public Works Director Jonathan Miller, Assistant Recreation Director Harold Layton, Recreation Director Cathy Wilder, Fire Chief Clint Murphy, and Police Chief Janet Moon.

Suzette Arnold of the University of Georgia's Carl Vinson Institute served as facilitator. She turned to Strickland, who began by reviewing the five pillars project list established at last winter's retreat. Projects were grouped under these pillars and staff had used them to focus on Council priorities for the next few years. Other projects were added at the Council's July retreat. Strickland's spreadsheet listed the projects, what phase they were in, if they had been approved by Council, the budget associated with it, the remaining budget, when he last updated the project in the spreadsheet, and notes.

A Safe, Family-Friendly Community

Under the first pillar was a 2017 Special Purpose Local Option Sale Tax (SPLOST) project, the Carriage Lane to Publix path connection, estimated at a cost of \$1 million. The only option was to take the path along SR 54 in front of the cemetery, but would the path fit in the right-of-way, which was preferable, or would they need to acquire land from the cemetery? The group discussed a number of things, including the impact of lowering the speed limit on SR 54 at a considerable cost and how to solve stormwater issues. Council had okayed going to 30% design for both the path and the bridge.

The library elevator was next on the list and that project was complete. Miller then talked about the North Hill path, which was on the 2017 SPLOST, saying the design was almost done, but the grade posed challenges. Miller said he hoped they could start construction in summer 2025.

The Paschal Road path needed to be built in front of the fire station, cross the railroad and connect to Huddleston. The concept design met CSX Railroad standards, but CSX denied it. Strickland said he had a meeting with CSX in the next few days to discuss this.

The Walt Banks Road to North Peachtree Parkway path was currently in design, Borkowski said, and the estimated cost would be over \$1.5 million. They would need right-of-way easements and had to figure out stormwater issues. There would be a wall between the path and the homes.

Brown asked how much money was left in the 2017 SPLOST, and Strickland said \$10.1 million. The 2017 projects were vastly underestimated, he remarked, but the money was there for these path projects. There was also \$4 million in impact fees designated for new paths.

The pedestrian bridge to connect Drake Field to All Children's Playground was estimated at \$1.5 million and was in the design stages.

A splash pad at Pebblepocket was one of the projects that came out the summer retreat, with Johnson as its main proponent. A majority of Council wanted to move forward then. Strickland said it was included in the 2025 budget at \$450,000. Wilder explained they had met with several splash pad companies and were working on phasing development of the splash pad and the park.

Was anything there salvageable, such as the building, the pump house, and the equipment? Learnard asked. Layton said the pump room certainly could be re-used. Right now, they were just working on the splash pad, not the park or path connections mentioned in the Recreation Master Plan.

Holland said he did not vote for this because there was a splash pad at Glenloch that could be opened for free. He thought they should look at a new splash pad later.

Brown stated that they could change the fencing at Glenloch for \$1,800 to give them a free splash pad for this summer. She thought there was consensus that the splash pad should be free. She wanted to add the gate at Glenloch and push the new splash pad down the road. Holland mentioned that the Pebblepocket splash pad was coming out of the budget, not from SPLOST.

Johnson pointed out that building the new splash pad was a Council decision. She said she represented a large group of parents who wanted a new splash pad. The Glenloch splash pad was not designed to be free, and she did not think having a free splash pad by a paying pool would work well. It was too difficult for parents to watch older children in the pool and the young ones at the splash pad.

Learnard mentioned safety issues that might result from these supervision difficulties. Strickland said it would be hard to keep up with who paid for the pool and who was there only for the free splash pad. Wilder said a wristband system might work. Brown said these problems should not be the deciding factor. They should make the Glenloch splash pad free.

There were truly logistical issues, Johnson said, and asked what the point was of pushing this down the road. She pointed out that the Rec Master

Plan not only included this splash pad, but another one as well. She was not opposed to making the Glenloch splash pad free, but she did not know if that would work for families or if it would be confusing. They could try that and still move forward with the new splash pad. Council voted on this project in the budget. Parents wanted this, and it was time for Council to show they really cared about families, she said.

Learnard pointed out the master plan called for two splash pads. She said it made sense to spend the \$1,800 at Glenloch, but putting off the Pebblepocket splash pad would only make that project more expensive. That was in the budget and in the master plan.

Holland asked to see how each Council member felt. Strickland first said the \$450,000 was allocated in the budget; if it went over, he would have to come back to Council. Holland said they should not be spending this money without knowing the impact of House Bill 581. Brown agreed, saying the Master Plan called for spending huge amounts of money, and the splash pad needed to wait. Johnson asked if they had another project in mind to use the \$450,000. Holland said he did not, then mentioned maintenance issues at the hockey rink.

Destadio said he was uncertain of the cost, and Strickland assured him they would do the splash pad for \$450,000; the whole park was estimated at \$1.6 million, but they weren't working on that yet. All Council Members favored putting up the gates and fence at Glenloch and making that splash pad free this summer. Destadio, Learnard, and Johnson also favored moving ahead now on the splash pad at Pebblepocket at a cost as budgeted of \$450,000. Brown and Holland were not.

Right now the splash pad was in design and would be bid out within a couple of months, Strickland said. It would come back to Council to approve construction.

The connection between the north and south sides of SR 54 to the high school was a priority for Holland. Council had an update at their February work session and were shown the route that had been chosen. This was a 2023 SPLOST project. Strickland said he hoped it would stay within the budget, but there was \$7 million in contingency funds built into the SPLOST, and tax collections should go over projections.

American Rescue Plan Act (ARPA) funds were being used for City Hall renovations this year. There was a problem with the low bidder, so it was being bid again. The project would require City Hall being vacated for about three weeks.

The group broke for lunch at 12:06 p.m. and returned at 12:51 p.m.

Path connectivity along SR 74 was an item from the summer retreat, and Strickland said it tied in with another project to replace sidewalks with paths along the highway to Meade Field. There were other projects they needed to complete, and he wasn't sure there would be funds remaining. GDOT might not agree to this, either. Holland said a barrier would be needed to shield carts from traffic.

Learnard said she heard much from citizens about the stretch between Gilroy's and The Rock, and GDOT seemed amenable to that when they last spoke. Johnson said she also heard from citizens about this area.

The key, Miller explained, would be getting approval from GDOT, and Strickland said they could look into it. TAG was reviewing this area as part of the Path Master Plan. Strickland proposed dividing the project into two parts, with one from Kelly Drive to Gilroy's and the other one covering the remainder. Neither would be funded now, and the first would be exploratory and the other deemed as future. That would work, Destadio remarked.

Holland said he and the Mayor were working to get other jurisdictions involved in a SR 54 Corridor study, and it seemed that Coweta County, Tyrone, and Fayetteville were interested, but there had been no response from Fayette County. There would be an update from GDOT at the municipal summit.

Council had approved expanding the senior homestead tax exemption, and it was now before the State Legislature.

An Active, Healthy Community

Tennis Center renovations were underway and should be done by the end of March. New lighting had been installed at the girls softball fields at Meade. The bid for lacrosse/baseball field lighting was conditionally awarded to Georgia Power, but they had not been able to meet the specifications that said no lights could spill over the property line, which was so close to the fields that no one could meet the specs. They might have to change the specs and rebid.

The Lake Peachtree Bridge had a couple of issues that were being corrected, Strickland said, including moving electrical boxes and re-doing the asphalt approaches, which would require the bridge being closed.

Fayette County would pay half the cost of dredging Lake Peachtree, but not until 2030. The County would also put up a maximum of \$1 million towards Peachtree City's split. Borkowski said they had not seen any vegetation creeping up or sediment breaking the surface of the water. Johnson asked about the lagoon, and Strickland said it was not part of the agreement. Destadio said the original design called for a 50-foot diameter hole to catch sediment and pump it out.

Holland said there was still the issue of Drake Field's mud after rain and also the need for a restroom there. They would want to do the dredging

first, but the restrooms could be put in before then. There was a sewer connection. Holland wanted the restroom project moved forward.

Another completed item was more educational programs and activities in cooperation with Southern Conservation Trust.

Attractive Community

The Gateway Bridge was complete, although Johnson had questions about erosion. The Kedron Fieldhouse roof project would start in the spring. Peachtree City had been designated as a Tree City USA. An ordinance on backyard chickens had been passed, and a Liberty Tree had been planted. Another commemoration was planned for 2026. Council had okayed the Planning Commission's request to pursue a Unified Development Ordinance (UDO).

Holland mentioned gaps in vegetation along the sound wall on SR 74 North and said the City should fill them in. Council asked Miller to see how onerous a task this would be. Brown said the signage on the Gateway Bridge was difficult to read at night. It was in a box that was backlit, and Miller said he could look into what they could do to make it easier to read.

Holland then said he would like to see a pedestrian connection from the east side to the west across SR 74 at Dogwood Church. He proposed asking Tyrone to split the cost. Strickland said a cart path bridge in that area was the first project on the Path Master Plan, but it had no funding. Johnson expressed hesitancy about working with Tyrone until another issue with them had been resolved.

Johnson then mentioned that MacDuff was spelled in different ways on street signs, with Julio adding that Willowbend was the same.

A Thriving and Resilient Business Community

The Peachtree Parkway/Crosstown Road roundabout was the first project under this pillar and had been approved for 100% design and bids. Small slivers of right-of-way must be acquired, and Council would have to approve the bid. Holland asked if citizens wanted this. Brown said she had gotten pushback, and Learnard said the current intersection was terrible, but people were concerned about learning to drive a roundabout.

Holland asked if there were signs on the North Parkway that banned 18-wheelers? Miller said there were a few. Holland wanted him to check on it.

Moving back to the roundabout, Brown said she had many complaints from citizens about the plan. Learnard said the public might need more information, but Strickland said several traffic studies had been done and publicized over the course of 20 years. The intersection was failing, and engineers would not approve any projects as a four-way stop because it was a non-conforming intersection. Johnson said she had not heard any negatives. Holland asked if there were issues with emergency response vehicles getting into Arbor Terrace, and they discussed an access road off Village Park. They would talk to Arbor Terrace about a connection.

The Huddleson Road dual left turn lane project had been sent to GDOT for re-permitting. The City's portion of the improved signage for SR 54/74 was complete.

An economic development manager position was approved in this year's budget but had not been hired, Strickland stated. He envisioned this person as supporting existing corporations and getting them involved. Brown said she thought the position would be vacant until they saw what Retail Strategies would do. Julio said Retail Strategies only did retail recruitment and expansion. Strickland said he had not seen any results from Retail Strategies but wanted to give them the full three years of their contract. He said they were working, and Council agreed to give them a chance and

look at it when the contract came up. Learnard said it was Strickland's call on when to hire the economic development manager.

Next was an economic development plan, which Strickland said he did not want to consider until there was an economic development manager on board. He asked Council what they envisioned for this plan. They decided that could be pushed down the road in light of the many other plans and projects underway.

Holland asked about the boundary study, and Strickland said he had talked with some companies that did them, and Reed was working on the RFP in hopes of asking Council to award a bid in the spring.

The City had contracted with a grant writer who had applied for several grants and was working on others. No grants had yet been received, but Strickland said it was not for lack of effort and he was optimistic for the future.

Learnard proposed a short break.

An Innovative, High-Performing, and Sustainable Community

Electrical switch systems, IT, and HVAC projects at City Hall were part of the overall City Hall project previously discussed.

The Police Department expansion was originally planned to be a new building but had transitioned into the purchase of the gun range. The building had been emptied, the kitchen demolished, and repairs were being made, Borkowski explained. They hoped the Police would be able to use the gun range by the end of March. The inside had been designed, Strickland stated. He said Georgia's senators pushed the project, but it was

not approved for a grant from Congress. Finalizing plans might be delayed depending on another situation.

Holland asked if they had an emergency operations center (EOC). It was currently at Station 81, Strickland replied, but it was just meant for temporary use for command staff, and this new facility would be a permanent EOC. He also remarked that Council had just given the go-ahead for an E-911 study that Moon and Murphy had requested.

The employee development program was mostly completed and was budgeted this year after being streamlined into an annual performance evaluation for everyone. Next on the list was maintenance, which was always ongoing. The budget had been increased and separated into building maintenance for unforeseen projects and CIP. Strickland said they were slowly moving from reactionary to preventative maintenance on a regular schedule.

The stormwater rate study would be brought to Council at its March work session. It was being done by Integrated Science and Engineering (ISE). The stormwater fund was no longer self-sufficient. Holland wanted to know the projected revenue for the next five years. ISE also was looking at all the big upcoming projects and prioritizing them to see how much revenue would be needed.

The 3% cost of living adjustment (COLA) had been done, Strickland noted, then moved on to the items added at the July retreat. First was health insurance for Council members and their families, and Strickland went over the costs, which for one Council Member would be more than \$9,000 per year to the City, with the Council Member paying a portion. Dental insurance also could be offered with a City cost-share. Allston-Bing reported that most cities of Peachtree City's size offered this option to their elected officials.

Council had considered offering insurance as a way to entice younger people to run for office. Brown asked if they would be reimbursing members who did not need the insurance, but Julio said they could not pay someone for not utilizing a benefit.

After more discussion, Council decided 3-2 to ask staff to pursue the option of insurance for Council Members for this plan year. Destadio, Johnson, and Learnard were in favor, and Brown and Holland were in opposition.

Deciding City elections by a popular vote was something Council had not approved, Strickland stated. The UDO was in progress. He said he would talk about the strategic plan and the retreat schedule the next day, along with budget processes. They had adopted a schedule of work sessions and regular Council meetings. During the July retreat, he continued, they had talked about updating the 2022 Comprehensive Plan before the required update in 2027, but it was decided to keep to the recommended schedule. Another item from July was allowing the Planning Commission alternate to vote when another member was absent.

The final item from the July retreat was setting a minimum/maximum range on the reserve fund. Policy set the minimum at 31% but they had no maximum. Right now the fund balance was 57%. Setting a maximum would help staff plan projects and citizens understand spending, he remarked.

The Mayor recalled they had a good conversation in July, but she did not see why they would impose a maximum amount. There would always be more projects than they had money; they did not need a threshold to spend money. Strickland again said citizens liked it, and it gave staff a reason to spend the fund balance.

Brown mentioned that a homeowners association could not overcharge residents to stockpile money for future projects because current residents

would not benefit from those projects. She did not want to keep tax money from citizens without a reason. Brown said she could support a realistic range; she understood that the 31% dictated certain things, such as the bond rating. She could support 31% to 40%. That would be hard, Strickland said, because it would be triggered often. He supported a range between 31% and 50%. Bush pointed out that the percentage would go down as the budget increased.

Holland thought the 31% was fine, but the upper limit should be capped because they were not a bank. Learnard said they were responsible for being good guardians of their money. Newnan kept more than 100% in reserves. That had been a cause of concern until the tornado hit, Learnard said, and they had to find \$12 million for cleanup. The City had to be prepared for the unexpected, and she could support a 60% maximum, but thought it could be higher.

Johnson said she agreed that a maximum was needed, but Bush pointed out that spending it down too quickly would negatively impact the bond rating. Brown suggested they adopt a program to whittle the fund down over the next three years to an agreed upon target amount. That would be fine if it did not go down indefinitely, Strickland stated. He said capital projects that did not require ongoing maintenance were the best use for those funds.

Holland suggested starting at a 50% maximum. If they needed to, they could raise it or, if there was no problem, lower it. Brown said they could spend 2.5% a year to get to 50%. Holland said the spending should be left in staff's hands. Learnard mentioned the uncertainty that would be brought about with HB 581 and also the huge number of projects in the Recreation Master Plan. Did they want to hold off on this decision until they reviewed the Rec Plan the following day? Brown wanted to set the number now because it would dictate what they decided the next day.

Johnson stopped this discussion to note that it was getting late, and they had staff present that day, but would not the next. They could put off the reserve fund discussion in order to hear from staff. Council agreed to do that.

The group took a short break, during which time Destadio left. They returned to allow staff to directly address Council. Murphy began by saying that Peachtree City had always taken destiny in its hands. He referred to the boundary study and said they needed to pick a line and secure it. Other cities were also looking to annex along SR 54, and Peachtree City needed to make a move and set its destiny.

Holland agreed. Brown said it would be important to keep Murphy and Moon in the loop as they established new boundaries. Moon pointed out that if the Starr's Mill school district was annexed, Peachtree City would have to come up with three school resource officers. There would always be impact that they might not immediately think about. Learnard asked what they needed to know, and Murphy said Fire and Police must be in the conversation. Brown said Peachtree City should first annex the land, then take its time to decide what should go on it.

Johnson said citizens had complained about backyard burns that impacted nearby residents. Reed said Code Enforcement partnered with the Fire Marshal if needed, but it was an issue for the permit issuer. Murphy said they had been looking at what other jurisdictions did and found that most suburban areas did not allow burning. Johnson said she looked forward to getting that information. Murphy also mentioned that people were burning in the greenspace, too.

Bush said people had asked her about making The Fred a "no weapons" zone, and Moon said that was not allowed in Georgia. A private venue could ban firearms, but not a publicly owned venue.

Moon thanked everyone for the community support for Public Safety officers. Moon said she might be coming to Council to seek a change in the ordinance so that she could swear in new officers. However, the General Assembly might take up a bill dealing with this, so she would wait to see what happened. She said it would be convenient for her to be able to swear a new officer in right after their graduation ceremony when their family was present.

Julio asked if Council wanted to hold a ribbon-cutting ceremony for the SR 54 bridge, even though it had been open for many months. Council agreed that it was not necessary at this point.

Learnard said she was proud of what this Council had accomplished. She said she had been hearing from young families about a lack of after-school programs and care on the north side. School programs had long waiting lists. That was not something the City could address, though. She also mentioned complaints about the lack of hangout spaces for families and that the Glenloch pool did not allow food or float toys and lacked shade. Wilder said shade structures were on the way.

Holland asked about increasing the library hours to 8 p.m. or later every night. He understood staffing was an issue. Prouty said it was open until 8 on Tuesdays and Thursdays and closed at 6 every other night. Prouty said she had not had requests to stay open later, but she was sure some patrons would love to stay later, especially for group study. Brown proposed placing a questionnaire at the library desk to gauge interest.

Holland asked Runyon if he had published a list of CVB events such as Hops 'n Props and Wings 'n Warbirds? Runyon said it was on their website. Holland asked if he could do a Christmas parade, but Runyon explained that CVB funds could only be used to promote Peachtree City as a destination. Holland said he knew someone who would contribute to the expenses of a parade. Moon remarked that a parade was expensive with

road closures and so on. Runyon said the CVB was limited to hosting events that would generate hotel room nights. A parade would be more of a Recreation and Special Events project. Learnard congratulated Runyon on the CVB rebrand.

Wilder said they used to have a Christmas parade that evolved into Hometown Holidays. A parade was a lot of work, but if someone wanted to reach out to her, she would be glad to talk with them.

Runyon noted that they had stopped using the term “golf cart path,” replacing it with “multi-use path.” Also, the new logo did not have a golf cart on the path because he wanted visitors to see themselves in Peachtree City, and they would probably be walking on the paths. He said there had been some comments from the public about this, and he wanted it explained. The CVB’s goal was to attract visitors.

Holland suggested they explore getting corporate sponsors for different venues and activities in the City and allowing them to put their brand on them. That could be something the Economic Development Manager could do. Also, a lot of the projects on the Recreation Plan would need sponsorship. Runyon remarked that corporate sponsorships would be needed if they ever wanted to get into a public arts program, and Learnard said she wanted the CVB to manage that program, if appropriate. Runyon said they would have to keep funds separate, but he felt it would fill a need in Peachtree City. Julio mentioned the naming policy that would allow for benefactor naming of a facility or area.

Day One adjourned at 4:58 p.m. with plans for the next day to discuss the Recreation Master Plan.

The group convened at 8:30 a.m., with Arnold recapping what had been discussed and decided the previous day. Those present were Learnard,

Brown, Holland, and Johnson, along with Strickland and Julio. Destadio was absent.

Strickland noted that in July they discussed changing the budget process. Last year, he and Bush spent a week going through proposed budgets with department heads, and Council did not see the proposed budget until those meetings were done. For this year, Strickland proposed first discussing expectations and plans in an April work session with Council. Strickland said that way, he would know Council's overarching goals for FY 26 before he went into the meetings with staff. In June, he would have budget specifics to bring to Council.

Brown stated that her desire was that Council be notified early on if a department had a big-ticket item or large increase. She mentioned \$2.4 million in last year's budget to cover items that were mentioned at the retreat. Strickland said the budget last year was presented a month before Council voted on it, and prior to that there were two budget work sessions, but Brown said she would like to see big expenses flagged well in advance. The work session should focus on what was changing. Brown said she wanted a tax rollback, but that would not happen if the budget was bloated, and the process was rushed.

Holland said under Strickland's proposal, they should have time to thoroughly examine the proposed budget. His concern was the maintenance program. All new facilities had to have maintenance budgets. He asked to have a separate section for maintenance, and Brown agreed that there should be a spreadsheet showing maintenance expenditures. Strickland said it was now grouped under one heading. Holland said maintenance was listed at \$730,000, but Brown said that did not seem high enough. She wanted a realistic number. She also wanted to know about new items and expenses that increased more than the rate of inflation.

Did she want it flagged in the actual budget book? Strickland asked, and Brown said that or give them a list of page numbers where it could be found. Brown said she felt the budgeting process last year was rushed, and that Council was told they could not pick out individual items. Strickland said Council did not have to approve the budget he presented. Holland said he liked the idea of getting information early in the process.

Learnard remarked that they hired and paid the City Manager to run the City, and his job included presenting a budget. He owed them to create a budget based on their priorities, and they all trusted Strickland to do that, and she thought the process worked. They did owe the citizens a transparent process and wise use of their money. They should trust Strickland when he said what he needed to run the City.

Johnson said any indicator that would help them understand the budget was always welcome. She mentioned the City of Suwanee, which had created a condensed version of their budget that was easier to understand. Johnson also said a forecast for coming years might be useful. A rollback would be great, but if there were big expenses coming down the road, it might not be feasible.

Learnard said they would have a budget work session in April, rather than beginning with a workshop in June. Brown said it might be best to have the budget meeting separate from the regular work session.

Strickland stated that they could create a “layman-friendly” budget like Suwanee’s. Holland said he would like to see something more visual, such as the quarterly report was. Johnson thought the smaller budget book could contain information such as what Peachtree City provided versus other cities. Holland noted that 90-95% of expenditures were set, but people wanted to know how the remainder was being spent.

Brown again said she wanted the budget as soon as possible, but Strickland pointed out that as soon as he released a draft to Council, it had to be released to the public. Brown said citizens might want to know about upcoming big expenses.

In April, Strickland said, he envisioned them talking about new positions, COLA, and staffing levels at the work session. He said he did not intend to ask for new positions, except for firefighters. Holland suggested they go over the budget for efficiency and see where they could trim expenses. Strickland told him they did that every year when working with department heads.

From this discussion, they decided to hold a work session in April in order to alert Council to anticipated big changes. They also talked about creating a reader-friendly version of the budget and breaking out expenses for maintenance. A forecast of the impact of HB 581 also was discussed and would be included in any budget talks.

Recreation Master Plan

Minor changes were proposed for rental fees, Strickland said.

Holland said he wanted to look at fees charged to out-of-city residents. Fayette residents were not charged more than PTC residents because the county paid a flat fee to Peachtree City. Strickland said he felt the recommendations were reasonable.

Johnson proposed putting a cap on the amount a family would pay for annual pool passes. Individual fees added up to a considerable amount for larger families. Learnard agreed with the cap, but Brown questioned how to prove family size.

Holland said Peachtree City residents should have the lowest user fees, with Fayette residents paying more, and out-of-county residents paying much more. He said all Peachtree City families should pay one fee regardless of size. Brown pointed out the pools operated at a \$250,000 deficit. Reducing the revenue from individual pool users put the burden on people who never used the pools. Holland said there were facilities he did not use, but his taxes paid for them, and Johnson said the facilities added value to your home whether you used them or not. Strickland said he planned on a fee schedule review every year.

Currently, Fayette County paid Peachtree City \$150,000 a year to use the City facilities at Peachtree City rates, and CPL recommended that it be increased to \$820,000 a year. If they could not reach an agreement, then they should eliminate the annual flat fee from the County and charge non-Peachtree City residents higher fees. Johnson pointed out that more than 50% of users were from outside the City. Holland suggested they ask for \$1 million from Fayette County.

Brown said there should be a flat fee schedule for Coweta County, and Strickland said out-of-county program participants were charged more. Brown remarked that they should pay for things that did not have fees, such as visits to Battery Way.

Non-PTC residents made up 30-50% of program participants, and the County's supplement did not cover the costs. Learnard said she thought they should authorize Strickland to negotiate with the County about this.

Holland again brought up the use of passive recreation, such as parks, by non-Peachtree City residents. He thought there should be fees. Strickland said everyone used other cities' parks, that was how parks worked. Learnard said they were called public parks for a reason, and she would rather focus on program fees. She thought they should empower Strickland to talk with the County. He asked if Council was okay to get rid of the deal if

the County did not agree and come up with a structure for Fayette County residents and suggested they keep fees to two tiers: Peachtree City and non-residents.

Brown noted that some people had Peachtree City addresses but were not inside the city limits. Holland said that could be discussed after Strickland had the conversation with Fayette County.

After a short break, the discussion resumed with Holland asking about filming fees, saying filming brought money into the city, so maybe there should not be a fee. The money was charged for visits with staff to look at filming sites. and Brown remarked that they got a lot of requests, but Peachtree City did not get chosen every time.

Strickland said he did not believe they had time to look at every project on his list and said his recommendation was that they prioritize projects that already had funding. They first discussed the new entrance driveway into the girls softball complex at Meade and decided to ask Brent Scarbrough, who was building townhomes in that area, to share the cost.

CPL estimated their pickleball proposal at \$3 million, higher than what the City had wanted to spend. SPLOST budgeted for 12 courts; CPL called for 24; SPLOST looked at a site that would not have to be graded; CPL wanted pickleball at the compost site. Strickland said CPL recommended getting rid of the courts at Braelinn; SPLOST assumed they would remain.

Holland said there were about 30 private pickleball courts being built. He thought 16 courts were the minimum for tournaments, so he proposed Peachtree City build fewer.

Johnson asked where the compost site would go? Brown said there had been discussion of the property next to the Police Department, and Strickland said that was possible.

Learnard suggested they look at Strickland's priority list and see what they had money for. Those items were the Kelly Drive Park, pickleball, Meade Drive entrance, Drake Field restrooms, and Pebblepocket splash pad. Holland said Battery Way restrooms should be there because it was removed from the priority one SPLOST list to be replaced with pickleball. Council had said the Battery Way restrooms would be covered under CIP, but Strickland said it had never been put under CIP.

The Meade Field drive was included in the 2023 SPLOST under the general heading of paving projects. Holland thought some of that money could be used for paving Battery Way. The Battery Way playground and paving could both come out of SPLOST, Strickland said. There was \$30 million for paving throughout the City and \$1.2 million for playground replacement. Strickland said money for the restrooms would need to come from a CIP. There was also the fund balance. Holland stated he wanted to see Battery Way restrooms on the list of priorities.

Learnard said there had been conversations asking if there was a need for Battery Way restrooms because there would be restrooms at Kelly Drive Park. Brown said they needed them in both sites. Arnold referred back to earlier discussions, reminding them that new restrooms would require ongoing maintenance.

Johnson asked if there was a list of playgrounds to replace, and Strickland said there was not, but several tot lots were recommended to go. He said Planterra Ridge had an HOA that might want to take over the tot lot there.

What if they, as a group, tasked Strickland with making a recommendation on funding and scheduling for the Drake Field restrooms, Kelly Drive Park, 18 pickleball courts, and Battery Way paving, playground, and restroom? Learnard asked. What the citizens wanted had been documented in the Recreation Plan. They should use their political capital to prioritize these four projects as a start.

Brown said spending needed to be within the confines of the budget and SPLOST. Strickland said only the Battery Way restrooms might have to come from reserve funds. Holland said he wanted to move that ahead as fast as was reasonable. That might mean use of the reserve funds, but Brown said she did not want reserve funds used for something that would have ongoing maintenance costs. Strickland said that maintenance costs would be small.

Johnson asked when the Recreation Advisory Group would begin meeting. Strickland said at the first meeting, he would just go over their purpose and ask them to review the Rec Master Plan. He thought they should talk to citizens and see what to bring to Council.

Learnard said there was a lot of low-hanging fruit in the Master Plan, such as expanded nature trails and green spaces. The RAG could look at these projects, too. Strickland said RAG could reach out to other organizations, such as Bike/Walk Fayette or Southern Conservation Trust.

Holland said he agreed with the Mayor about the four priorities, but regarding pickleball, did they want to compete with private businesses? Learnard asked him what the pickleball players want? Brown said the private clubs would open first and carve out their niche long before the City's courts opened at Meade.

Next, Strickland said he wanted to talk about two other topics that should be prioritized. The first was the bubble at Kedron. There was a 10-year warranty on it, and they were in year 12 or 13. If they decided to move forward with a new bubble, it would take more than a year to be ready because it had to be custom made. A new bubble would cost about \$1.5 million with a guarantee of about 20 years.

Erecting a permanent fiberglass structure over the pool was another option, Holland stated. He said the cost should be about \$250 per square foot.

Learnard suggested they price out the cost of a fiberglass structure and compare it to the bubble. Johnson said she wanted to be out in the sunshine in the summer, not in a hothouse, and Strickland mentioned the permanent smell of chlorine. Holland said they could put in garage doors or sliding doors.

A natatorium was recommended in the Recreation Plan, but that was a pipedream at this point, Brown stated. It would require a bond vote, which Learnard said would give them a chance to see what citizens wanted. Brown said there were more pressing issues than a natatorium. The Rec Plan was a 20-year or more plan. Holland said a public and private partnership would be good for a natatorium.

Strickland's next item was the hockey rink. They had tried adding a humidity sensor, but it did not solve the problem. The only thing that would work would be an enclosed hockey rink, which might not be possible at the present facility. Did Council want him to get a structural engineer to come out and provide a concept and a price tag?

How long would it take to custom make the pool bubble, Johnson asked, saying that was the option she probably would prefer. Brown said even if a fiberglass structure cost more, there would not be any pool down time or

staff time spent taking down and erecting the bubble. Strickland said the lead time on a new bubble was 10 months.

They decided to add the bubble and the hockey rink to the Battery Way paving, playground, and restroom, along with the 18 pickleball courts, Kelly Drive plan, and Drake Field restrooms. Learnard said she wanted to know from Strickland what it would take to make these six priorities a reality. Council agreed, and Strickland said he could present that information in a work session in the next month or two. They were not necessarily going to do all these things; he was just gathering information.

Brown said they might want to ask the Recreation Advisory Group to look at smaller items first. These advisory groups needed to understand that all their recommendations might not be accepted.

Strickland summarized that they talked about six projects, plus the splash pad, and would talk to the County about the fees. At budget time, they could update the Recreation fee structure. Arnold added that they had said they would ask Brent Scarbrough to help with paving the driveway at Meade and have RAG look at smaller items.

The lunch break began at 11:56 a.m. and ended at 12:26 p.m.

Learnard mentioned that there had been an offer to help fund a cricket pitch. That would involve some grading and a turf field was recommended. Strickland was told to add it to his list.

Open Discussion

Arnold said a person could talk for two minutes uninterrupted and would be allowed to finish their thoughts. If a conversation was not productive, it would be okay to stop it and move on.

Learnard suggested they include a list of non-profit organizations in the community on the City website. She thought it would be a good resource for citizens. Holland said they should get permission from the organizations. Council agreed this was a good idea.

Learnard proposed they consider naming the Peachtree City Library for the late M.T. Allen, who was the first librarian and served for more than 40 years. Another proposal was to rename Spyglass Island for another individual whose family wanted it to be a surprise.

Brown asked what the naming policy stated, and Julio said renaming could be done 10 years after the end of service. Johnson said she recalled there was a cost involved, and Learnard said the family had offered to provide funds. Brown said maybe a plaque recognizing Allen would be more in order. Julio noted there were two categories for naming. One required a financial donation and the other was commemorative.

Johnson said she would like time to consider this, and Learnard said that is what she had in mind.

They had previously decided that candy would be thrown to the crowd in the next Fourth of July parade. Going further, Learnard suggested that Johnson head a citizen task force to discuss other issues with the parade. Strickland said they had an in-house special events team that included members from many departments who discussed logistics, but there was no citizens committee.

Complaints about the parade had included the lack of a band and the limitation of the number of entries. Holland said the City Council should be the Grand Marshals and ride at the front of the parade. Others disliked that idea but were more open to having a Council float.

After several minutes of discussion, it was decided that Johnson would contact a former band director and see if there was interest in getting musicians together for a marching band in the parade. She would also talk to citizens about what they wanted at the parade.

Finally, Learnard proposed a task force to look at what it would take to transform Huddleston Road into a walkable business corridor. Strickland was already going out to bid for sewer, stormwater, paths, and a new road there. She said they could take advantage of the opportunity to integrate what they had planned with existing businesses in the area.

Learnard envisioned a task force consisting of a business owner, an architect, someone familiar with planning and development, and a visionary leader. She stressed that she wanted no residential elements and no livable cities initiative (LCI), just a group to come up with a concept and report to Council. Her nominees were property owner John Proffitt, former Peachtree City Senior Planner Chandra Wright, architect Jim Strickland, and Trilith's Rob Parker. Brown suggested architect Jefferson Brown, and Holland mentioned developer Chuck Ogletree. Another visionary was Dan Davis, the Mayor said. The four she mentioned had said they were ready to serve, and she would add the three names as other resources if they chose to use them. It was decided to call this the Huddleston Corridor Task Force.

The group reconvened after a short break, then Holland mentioned the need for more cart charging stations around the city, and they discussed that, including if there should be a cost for charging. Strickland noted the Rec Master plan said cart chargers should be in all the major parks. This would be a good topic for both the TAG and the RAG, they decided. Strickland pointed out that chargers were something else that would require maintenance.

Holland also mentioned that several citizens had asked him what it would take to get quiet zones for trains. He said there was a webinar set for this week about how to apply. Strickland and Brown both said they had investigated this and talked with CSX. In order to get a quiet zone, the City would have to own every crossing. The historic church off Senoia Road had a crossing on its property, but they had refused to work with the City. Holland said he would go to the webinar and see what they had to say, and Strickland said he would ask CSX about it when he met with them about Paschal Road.

Next, Holland asked what they could do to outlaw the planting of bamboo and other invasive species? It was decided that to consult with the City Attorney.

Holland noted that ideas for the Kelly Drive Park called for a section honoring veterans, and he wanted to expand that and have plaques honoring notable Peachtree City residents. Johnson commented that Council had yet to approve any plans about what was going at Kelly Drive. He said several people had offered to get involved with this project.

Brown said there was acknowledgement of important personages at the library, and she did not think they needed to complicate things at Kelly Drive by honoring others in addition to veterans. She would like to see the flagpole and veterans monument moved to better accommodate ceremonies. She thought veterans could be involved in the concept.

Holland said they needed to think about parking there, and Strickland said they did not want to put too much and take away from park space. There were plenty of nearby parking and a shuttle could transport guests for big events.

Next, Holland suggested developing a nature trail on property next to Booth Middle School at Camp Creek. Strickland said the Rec Plan mentioned a nature area at Meade, through the wetlands, and the Kelly Drive project included a connection to the Camp Creek area. The city had property off World Drive, too. The 12 acres near Booth Middle School would be deeded to the city when the area was platted.

The Mayor said she liked these ideas. They could put in a gravel parking lot. Holland said he was sure they could get help from the community.

Silt was building up in the lagoon, Johnson stated. Could they look into clearing it? Learnard noted that the silt fed into Lake Peachtree. Strickland said this would be part of the March work session discussion on storm water. They had looked at potential dredging projects throughout the city. Holland said it was an engineering issue, more than a dredging issue. They needed to create more of a flow-through situation, although that would just send the sediment on to the lake.

Johnson then asked if the City could list yard sales on the Navigate PTC app? People could click on the link and follow the paths to the yard sales, she remarked. It would take staff time, Strickland pointed out, but Julio said they could look at the capability of adding this to the app. It might be possible for citizens to add the sales themselves.

Brown asked if there was interest in expanding the backyard chicken ordinance to include female ducks.? Learnard said she would like to do some research, and Brown said many people who had chickens also wanted ducks.

How many permits had they issued for short-term rentals (STRs)? Brown asked, and Strickland said it was 10 the last time he checked. Learnard said the new STR ordinance had “decimated” the STR industry in

Peachtree City because owners felt the rules were too onerous. She said that was not their intent, but that is what had happened.

Strickland explained that the Planning Department had sent letters to all the existing STR addresses, reminding them of the permitting process.

Learnard said there should be an opportunity for someone to indicate they had gone out of business. Once the March 1 deadline passed, he said, Code Enforcement would be checking to see if they were still in business.

Julio said the system they paid for tracked existing STRs. The City Attorney had some additional things he wanted them to look at in the ordinance at the March or April work session, Strickland added.

Brown noted that 102 deer carcasses were picked up in the fourth quarter, and she wondered when they could look at a hunting ordinance for City property. Strickland said he and Assistant City Manager Chris Hobby met with the Department of Natural Resources (DNR) about the situation. A public hunt required space, and the only big area was at Flat Creek Nature Area. That would not help the population in Kedron. HOAs might have to allow hunting in their neighborhoods. Hobby was looking at how they could make it work. Brown and Holland said experienced hunters had offered to teach safety classes. Strickland pointed out that City would vet and limit who could hunt on public land.

Brown said they needed to look into writing an ordinance to allow for a public hunt that the City controlled with experienced hunters. She thought they should look at the ordinance before they got busy with the budget, and Strickland said that was possible.

Next, Brown wanted to revisit the process for putting items on a Council meeting agenda, and Strickland said he wanted to talk about that. Staff could put business items on the agenda, the ordinance said, but as far as special presentations went, Strickland said he was okay with telling

everyone “no.” If a Council person wanted it on the agenda, they could talk about it during Council/Staff Topics.

Brown said she wanted to know the process for getting non-business items, such as the Building Better Brains presentation, on the agenda. The ordinance said Council needed to first talk about the item during Council/Staff Topics; they could not just go to Strickland and get it put on the agenda. Brown said she did not want agendas filled with items that had nothing to do with City business, and Strickland said he was fine with having it go through a Council member. Julio said a resident could speak under Public Comment, then Council could discuss that in Council/Staff Topics.

Brown said she needed clarification about where the Planning Commission fit in. Learnard said all committees and advisory groups should be allowed to present to Council, and Johnson agreed. Brown recalled that the Planning Commission wanted to bring an issue to Council, she brought it up at Council/Staff Topics, and Council decided to let them come.

Holland said a Commission was a higher order than an advisory group. TAG and RAG should report to City Manager before coming to City Council, but he thought the Planning Commission should be able to get on an agenda when they needed to. The City Manager had to have control of the agenda, Learnard said, but Holland said the Planning Commission should have a say-so. Strickland pointed out that the Planning Commission made decisions Council had no power to make.

Arnold asked if they were trying to decide if the Planning Commission should go through the City Manager or not? Holland said he needed to re-read the ordinance, and Strickland said the UDO request was a one-off situation. Julio said they did not want Planning Commission members to be putting their own items on the agenda, and Strickland added that he would like for the Planning Commission to come to the Mayor or a Council

member. RAG and TAG needed his review before presenting. Strickland made clear that groups, such as the Boy Scouts or Habitat for Humanity, would go to the Mayor or a Council person in order to get on an agenda.

A strategic plan was on the list of future projects, but Strickland said he was unclear about what Council envisioned. Learnard said she was the one who had been talking about this, and she could get information from other cities. Strickland said they already had a vision and values; he did not know what else a strategic plan could do. They decided to let Learnard investigate further. Holland said the Georgia Municipal Association might be a good resource.

Arnold remarked that what they had done at this retreat could be considered a short-term strategic plan. Some cities, she said, put a five-year plan in place, and others considered their Comprehensive Plan as a strategic plan. Strickland noted that the plans they already were working on, such as the Recreation Master Plan, the Path Master Plan, and the UDO, could be considered components in a strategic plan. A strategic plan would be more overarching and describe how they wanted Peachtree City to be in 25 or 50 years. Strickland noted that plans were just a shared vision at that moment in time.

Brown said she saw no point in doing a strategic plan because of their term limits. Holland commented that institutional knowledge was valuable, so they might want to investigate their term limits and see if they should be more than two terms. The other members said they did not support a change. Julio said a strategic plan gave future Councils an explanation for the decisions on the previous Council.

Brown said all of these shorter-term plans were what they should be looking at now. A strategic plan might be useful in the future. Learnard said she still would like to look into it and share with Council.

They returned to the previous day's discussion of the minimum/maximum fund balance. Strickland said he liked the idea of a range. He and Bush could look at what they could do and bring it back at a work session. However, Learnard said she felt they would be putting a cap on themselves when they were the ones who decided on spending. She didn't see the logic in forced spending of their rainy-day fund.

Brown countered that the logical thing to do was to give the money back to the taxpayers, but Learnard commented that they were one catastrophic event away from disaster. What would happen if they did not have the money in reserves? Holland said he thought there was some kind of mechanism to get money quickly from the State, and he would look into it.

Johnson asked Strickland how setting a range would help him? He said it would be more transparent, and it would help staff to have a trigger where they had to spend down to get back in the range. Maybe there was a capital project they needed to spend it on. If there was a policy, he would not be hesitant to ask Council to approve it. Johnson asked if they knew how HB 581 would impact the reserve fund. Strickland said Peachtree City had a good balance of residential, commercial, and industrial, so the impact should not be too much. Also, HB 581 slowed, but did not stop, growth in the tax digest.

Strickland said he would be comfortable with 50%, and Holland pointed out that the range could be changed, which Learnard said showed how arbitrary it was. Strickland noted that they needed to have it high enough so one bad year would not put them below 30%. Johnson said she could support 60% because that would not force their hand to spend right now. Brown again mentioned her plan to use the reserves over a few years.

Strickland said cutting the millage rates should be permanent. If they started dipping into reserves every year, the only option eventually would be to raise taxes again. However, many jurisdictions had moved into setting

a min/max range. Johnson said maybe they should wait until Destadio was present to continue the discussion, and the others agreed they would bring it up later. Holland said he liked 31-50% as a starting point and adjusting it after a year. The others said they wanted to wait before making a decision.

Finally, Strickland wanted to talk about the Council retreat schedule. The current schedule called for one local retreat with staff in the winter and another in August that was held away from Peachtree City. Learnard said she thought that was a good decision then and was a good decision now. Johnson agreed, adding that she liked to visit other cities and see how they did things.

Brown wanted to have another retreat in August, but did not want to leave town. Holland did not want to spend taxpayer dollars on an out-of-town venue. He thought Trilith was local, and they could explore going to Coweta County or Griffin in August. Destadio's health was a factor, so they decided not to make a decision on location without him.

Arnold said they had gotten through all the topics they planned, and she wanted to complete an accountability check for inclusion in the retreat report. She listed the projects they had discussed, who was working on them, and when they would be done.

Day One

- North Hall project, Public Works, summer of 2025.
- Path from Walt Banks, Public Works, 2026
- SPLOST projects, summary from the City Manager, February 2026
- Splash pad, Recreation Department, RAG, summer 2025
- Path connectivity to SR 74 from Kelly Drive to Gilroy's, City Manager and GDOT, spring of 2025
- Peachtree Parkway (no tractor-trailer sign), Public Works, spring 2025
- Arbor Terrace driveway discussion, Engineering, March 2025

- Corporate participation (public-private partnerships), Economic Development Manager, Spring 2025
- Maintenance plan to support facilities, Engineering, Fall 2025 (with report on spending done by City Manager Feb. 14, 2025)
- Health insurance for Council, Human Resources and Legal, April 2025
- Residential Burn Ordinance, Legal and Fire Chief getting information on other cities, May 2025
- Ordinance change to allow Chief or another judicial officer to swear in new officers, Police Chief and Legal, June 2025
- Hangout space at Glenloch pool area, Recreation, April 2025
- Expansion of library hours for later close, Library Director getting info on staffing and from library users, May 2025

Day Two – Recreation Master Plan Review

- Renegotiating Recreation payments with Fayette County, City Manager, March 2025
- Review Recreation fees for non-residents, City Manager and Recreation, FY 2026 budget cycle
- Cost sharing Meade Field driveway, City Manager to talk with Brent Scarbrough, June 2025
- Recommendations on which of seven priority projects were most feasible, City Manager to present findings in a work session, TBD

Open Discussion

- Non-profit resources on City website with permission, City Clerk, March 1
- Silt challenges at lagoon, Stormwater Department, general information in March, work in 2027
- Registration of yard sales on website/navigation app, City Clerk, Fall 2025
- Bamboo and other invasive species containment, Legal, summer 2025
- Best practices for deer hunting on public land, Assistant City Manager, April 2025

Arnold commended Council on creating a plan for things they wanted to get done.

Learnard told Strickland he was doing a good job and had the support of Council. She said it was amazing to have such a happy staff, and Strickland agreed that it was great team, and they appreciated Council's support.

The Mayor said she always appreciated the time they spent together. Johnson said she did, too, but wished they had spent more time talking with staff on the first day. Holland agreed they had made progress on a lot of plans and suggested they consider having one-day retreats once a month. Strickland said they had to leave time to have progress, and Brown said she, too, wished staff had had more time to contribute. Arnold said there was value in staff hearing Council's discussions.

Strickland said he was appreciative that they did not put deadlines on the Recreation Master Plan projects. They would be working on them, but it was too early to have dates. Brown said that applied to capital projects, too.

Arnold ended by thanking Council for their work. She told them that Peachtree City served as a model for other cities. They were good at setting the direction and reaching consensus, even if the discussions were lengthy.

The retreat adjourned at 4:50 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, February 13, 2025
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, February 13, 2025. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, and Clinton Holland. Frank Destadio was absent.

Pledge of Allegiance and Moment of Silence

Presentation

A. Building Brains from the Beginning

Retired educator Dr. Julie Turner and family physician Dr. Janet Gerard briefed Council on the Building Brains from the Beginning program that was designed to ensure children were ready for kindergarten. They talked about the importance of interactions between caregivers and children in the early years. In Fayette, a group made up of educators, medical personnel and other community leaders coordinated free educational and participatory programs to promote the development of social and language skills. More information was available at BuildingBrains.org. Turner said Council could help by spreading information and her group would be glad to set up a booth at any City events.

Brown asked how many children in Fayette started kindergarten this year and were not ready? Turner said she did not know but could provide information. Brown reflected that out of Fayette's 20,700 public school students, 2,155 came from homes where English was not the primary language. Turner said she couldn't say if it made a difference if the language spoken in the home was English or not; the readiness for kindergarten seemed to hinge on being surrounded by language in the first five years of life. Young children quickly picked up English once they were exposed to it in school, she remarked.

Brown went on to say that the number of languages spoken in homes could make instruction more difficult, and Turner said Fayette indeed had students from many countries. Brown then asked if mask requirements during COVID had an impact, and Turner said she didn't know. She said she noticed problems before the pandemic and attributed them to the prevalence of smart phones that hampered personal interactions.

Announcements, Awards, Special Recognition

None

Public Comment

Keith Larson thanked Council for lining up their priorities with the City's strategic five

pillars during their retreat earlier in the week. He said the new Transportation Advisory Group (TAG) would include recommendations from the Recreation Master Plan and community requests when they presented the path master plan this spring. He noted that an Americans with Disabilities Act (ADA) transition consultant would be necessary to address accessibility issues

Agenda Changes

None

Minutes

Brown moved to approve the January 16, 2025, City Council meeting minutes and the January 16, 2025 Executive Session minutes with a change on page four of the meeting minutes to replace the word "adopt" with "accept." Johnson seconded. Motion carried unanimously.

A. January 16, 2025 City Council Meeting Minutes

Motion to approve with a request to change the word "adopt" to "accept" on page 4, last paragraph.

APPROVED 4-0

B. January 16, 2025 Executive Session Minutes

APPROVED 4-0

Consent Agenda

Holland moved to approve Consent Agenda items A-H. Brown seconded. Motion carried unanimously.

The Mayor noted that Michael Polacek, Michael Pappas, Tommy Johnson, Rohit Nanda, Erin McDowell, Derek White, and Stacey Clarke had been appointed to the new Recreation Advisory Group (RAG).

A. 2024 Georgia Municipal Association (GMA) Safety Grant and Liability Management Grant

APPROVED 4-0

B. Renew "Trap Neuter Vaccinate and Return Program" (TNVR) with Fayette Humane Society

APPROVED 4-0

C. Renew Environmental Systems Research Institute, Inc. (Esri) contract

APPROVED 4-0

D. 2025 Municipal Elections IGA

APPROVED 4-0

E. Public Safety Answering Point Feasibility Study

APPROVED 4-0

F. Purchase of radios for Police SRO vehicles

APPROVED 4-0

G. Agreement for ADA Consultant and FY2025 Budget Amendment

APPROVED 4-0

H. Appointment of members to the Recreation Advisory Group

APPROVED 4-0

Old Agenda Items

None

New Agenda Items

None

Public Hearings

None

A. ~~Sign Variance request for 1209 N Peachtree Parkway, Target (Lora Hooks)~~ **Withdrawn by Applicant**

Council/Staff Topics

Holland commented that Council had a retreat this week where they discussed, among many other topics, the SR 54 Corridor Study that he and Learnard were working on. They also looked at how to correct issues with the hockey rink. The future of the Kedron pool was discussed with options including building a long-lasting fiberglass structure or replacing the bubble.

Executive Session

Brown moved to convene in executive session to discuss real estate at 7 p.m. Holland seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 7:18 p.m. Brown seconded. Motion carried unanimously.

Adjourn

There being no further business, Brown moved to adjourn the meeting. Holland seconded. Motion carried unanimously.

The meeting adjourned at 7:18 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Teaa Allston-Bing, Director - Human Resources & Risk Management 3/11/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Memorandum of Understanding with Southern Crescent Technical College and Strayer University

Recommendation:

Approve the Memorandum of Understanding with Southern Crescent Technical College and Strayer University.

Discussion:

Establishing these MOUs contributes to our commitment to employee development and provides a structured pathway for ongoing education and skill-building.

Budget Impact:

None.

Attachments:

1. MOU - City of Peachtree City - Education 2025-SCT
2. MOU - City of Peachtree City - Education 2025-SU



The City of Peachtree City Education Partnership Memorandum of Understanding

This is not a legally binding contract but a memorandum of a learning partnership between The City of Peachtree City and Southern Crescent Technical College (SCTC).

The City of Peachtree City wishes to enhance and expand the learning and knowledge of its employees through participation and completion of academic degree programs in career appropriate disciplines. Concurrently, Southern Crescent Technical College desires to enroll more students in undergraduate and graduate programs that will enhance and expand their knowledge in career appropriate disciplines. The City of Peachtree City and Southern Crescent Technical College therefore joining in a learning partnership that will result in the achievement of these mutual goals and with this learning partnership hereby agree as follows:

A. The City of Peachtree City will

1. Officially designate and promote Southern Crescent Technical College as a learning partner.
2. Inform all City of Peachtree City employees of this learning partner relationship.
3. Place information about the Southern Crescent Technical College learning partnership and the Southern Crescent Technical College logo and a link to the Southern Crescent Technical College website on the City of Peachtree City website.
4. Provide tuition reimbursement as allowed by the City of Peachtree City regulations for courses taken by The City of Peachtree City employees at Southern Crescent Technical College.
5. Allow Southern Crescent Technical College to promote Southern Crescent Technical College programs to and have access to The City of Peachtree City employees through posters, employee meetings, benefit fairs, and e-mails.
6. Disseminate Southern Crescent Technical College materials to employees.
7. Provide information for training courses taken by the City of Peachtree City members for evaluation by Southern Crescent Technical College for the possible transfer of academic credit to Southern Crescent Technical College.
8. Provide advisory information to Southern Crescent Technical College about the status of present programs, courses, professors, and services, and assist Southern Crescent Technical College when asked about possible program additions and changes.

B. Involvement by Southern Crescent Technical College will include the following:

1. The designating of the City of Peachtree City as a learning partner on the Southern Crescent Technical College website. This designation will include the City of Peachtree City logo and a link to the City of Peachtree City website being displayed on the Southern Crescent Technical College website.
2. Marketing to the City of Peachtree City employees through direct contact, posters, e-mails and materials to the City of Peachtree City that are then passed on to employees.
3. Evaluating training courses and programs recommended by the City of Peachtree City as possible academic transfer programs.
4. Providing on-line application forms. The City of Peachtree City employees will have to meet the entrance requirements for the degree which they apply.
5. Providing the City of Peachtree City with needed information about employee accounts and status.

C. The City of Peachtree City will designate a qualified person to act as direct liaison with Southern Crescent Technical College and to work with Southern Crescent Technical College on fulfilling the above agreement and all related issues.

D. This Learning Partnership will be in effect from the date of signing and will remain in effect unless terminated by one or both parties.

This Memorandum is agreed to and signed to on this 30th day of January in the year 2025:

From Southern Crescent Technical College

City of Peachtree City, Georgia

By  SA

President of Southern Crescent Technical College

By _____

Human Resources Director

As a valued Strayer University, LLC Alliance Partner, Strayer University, LLC is pleased to offer **City of Peachtree City** a tuition discount (“Program”), effective **July 17th, 2024** subject to the following conditions:

1. ELIGIBILITY

The tuition discount is restricted to Alliance Member(s) defined as follows: Eligible Alliance Partner employees and eligible members of the employee’s immediate family including employee’s spouse or domestic partner and unmarried children of employee, spouse or domestic partner. To qualify, an employee’s unmarried children must reside regularly in employee’s household and not be members of another household and be under the age of 30.

2. BENEFITS PROVIDED BY STRAYER UNIVERSITY

- a. Alliance Members will receive a 10% tuition discount on all Strayer University, LLC (“Strayer”) courses, beginning with the date on which these Terms & Conditions are received and accepted by the Alliance Partner, as long as these Terms & Conditions are in effect. This discount shall not apply to any other fees or residential colloquia. The tuition discount is not retroactive and existing learners will realize tuition changes upon their next quarter start. Strayer University, LLC reserves the right to change its tuition.
- b. Strayer will provide a dedicated primary contact to facilitate the Program between Alliance Partner and Strayer (“Alliance Manager”).
- c. Strayer will provide a welcome page specifically for Alliance Partner Alliance Members on the Strayer website (www.Strayer.edu/partner/peachtree-city)
- d. Strayer will provide marketing assistance and communication for Alliance Partner to support promotion of continuing education.

3. ALLIANCE PARTNER PARTICIPATION GUIDELINES

- a. Alliance Partner will assign a primary point of contact person to work with the Alliance Manager in order to effectively implement participation benefits to Alliance Members.
- b. Alliance Partner will build and maintain a link from its Intranet and/or learning portal to the customized welcome page on the Strayer website so that Alliance Partner’s employees may click through to Strayer for information, course registration, direct enrollment and financial aid.
- c. Alliance Partner will deliver ongoing communications to their employees about this partnership with Strayer.

4. PROCESS FOR IDENTIFYING MEMBERSHIP

Strayer will establish a procedure to assist with identifying Alliance Members by the time of application. However, it is ultimately the responsibility of Alliance Members to identify themselves in order to receive the tuition discount and be considered a participant in the Agreement. Alliance Members failing to officially notify Strayer until after they begin their course work will not be entitled to receive a retroactive tuition discount. Their tuition discount and participation in the benefits of the Agreement will begin the following academic quarter. Tuition and fee rates, admission criteria and academic and other requirements will be subject to the Strayer University Catalog at the time of the student’s admission to Strayer. Strayer will periodically verify the student’s continued relationship with the Partner organization or Partner employee. If it is determined that an Alliance Member experiences a change in status resulting in him/her no longer being an Alliance Member, that former Alliance Member remains eligible to receive the tuition discount until the former Alliance Member withdraws from Strayer, is administratively withdrawn from Strayer, or fails to enroll continuously in each consecutive quarter following the last quarter as an Alliance Member.

5. NON-ASSIGNMENT/TRANSFERABILITY

The benefits granted to Alliance Partner under these Terms & Conditions may not be transferred or assigned without express written consent from Strayer.

6. DURATION, TERMINATION AND GOVERNING LAW

- a. Participation in the Program will be in effect for three (3) years and will be deemed to renew automatically for additional one-year terms as long as the obligations of the relationships are being met by both parties.
- b. Either party may terminate participation in the Agreement with or without cause by giving a 90-day written notice to the other party. Alliance Members enrolled at the time of termination will be grandfathered in and receive a tuition discount so long as the former Alliance Member remains continuously enrolled for each consecutive quarter. However, once a former Alliance Member withdraws from Strayer, is administratively withdrawn from Strayer, or fails to enroll continuously in each consecutive quarter following the last quarter that former Alliance Member’s eligibility will cease.
- c. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to the principles of conflicts of law thereof. Any legal action arising out of this Agreement shall be venued in the courts of Virginia.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Teaa Allston-Bing, Director - Human Resources & Risk Management 3/11/2025
Kelly Bush, Financial & Administrative Services Director 3/12/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Personnel Policy revision

Recommendation:

Approve the recommended personnel policy revisions as presented.

Discussion:

The performance management and merit policies have been revised to include eligibility criteria for full-time and part-time employees. Updates have been made on pages 29 and 75 of the attachment. These changes are to change our policy from performance discussions to actual performance evaluations with quantitative rankings for each employee.

Budget Impact:

Merit increases for FY25 have been approved in the budget.

Attachments:

1. PTC Personnel Policy Revision 3-6-2025 - Shortened



Personnel Policy Manual



Dear Employee:

Welcome to the City of Peachtree City! We are excited to have you as a part of our talented and diverse team of employees. The City of Peachtree City is a unique municipality, requiring input and contribution from every team member. This policy manual contains key policies and expectations of the City of Peachtree City as your employer. You will find the information both necessary and informative and are encouraged to use the manual as the vital resource it is intended to be.

The City of Peachtree City is committed to outstanding service to our citizens and visitors. Providing an outstanding quality of life to our community is our top priority. As a part of our team, you will discover that your involvement will not only benefit the City, but will also be a rewarding experience to you on both a professional and personal level. We expect you to own the results of your innovation and productivity and be an active participant in the growth and development of your career and of the City of Peachtree City's future.

Welcome aboard, and we look forward to your contribution!

Sincerely,

City Manager
City of Peachtree City

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this manual may be modified or withdrawn at any time without notice, except as provided by federal or state law.

TABLE OF CONTENTS		
ADMINISTRATION		
A.	Personnel Administration	2
	Authority	
	“At Will” Employment	4
	Departmental Operating Rules	
	Revisions to Manual	5
	Personnel Records	
	Definitions	7
B.	Attendance & Work Hours	11
	Attendance Requirements	
	Travel Time	12
	Meal Breaks	
	Alternative Work Schedules	13
C.	Employee Status Changes	14
	Probation Period Requirements	
	Extension of Probation	15
	Regular Status	16
	Promotions, Progressions, and Demotions	
	Reassignment (including Modified/Light Duty)	
	Temporary Reassignment to Higher Classification	17
	Reclassification of a Position	18
D.	Nepotism and Non-Fraternization	19
E.	Hiring and Selection	21
	Equal Employment Opportunity (EEO)	
	Americans with Disabilities Act (ADA)	
	Selection Criteria	
	Minimum Age	22
	Application Process	
	Job Bid Program	
	Examinations	23
	Selection	
	Salary Increases to Offers of Employment for Advanced Education	24
	Eligibility Register / Promotion Registry	25

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this manual may be modified or withdrawn at any time without notice, except as provided by federal or state law.

	Re-Employment	25
	Contract Employment	
	Outside Employment	26
	Dual City Employment and Volunteer Time	27
	Prohibitions	
F.	Performance Management	29
	Timing	
	Performance Talk -Evaluation Process	
G.	Termination of Employee Status	32
	Resignation	
	Retirement	
	Failure to Report for Three Working Days	33
	Involuntary Termination	
	Loss of Job Requirements	34
	Death of Employee	
	Reduction in Work Force	35
H.	Use of City Property & Equipment	37
	Privacy	
	Electronic Communications Systems	38
	Passwords	41
	Public Records and Disclosure	
	Reporting on Information Breach	
I.	Safety & Accident Reporting	43
	Safety Committee Responsibility	
	Employee Responsibility	44
	Safety Program	
	Personal Protective Equipment	45
	Vehicle Use and Operation	
	Designated Drivers	46
	License Review and MVR Checks	
	Personal Vehicle Usage	49
	Seat Belt Use	
	Hands Free Policy	50
	Accident Involvement	52
	Workplace Violence	54
J.	Take Home Vehicle	59

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this manual may be modified or withdrawn at any time without notice, except as provided by federal or state law.

F. PERFORMANCE MANAGEMENT

Section 1: Policy Statement

The job performance of all employees is important to the success of Peachtree City. “Performance ~~Talks~~Evaluations” are held with employees on an annual basis, and the single most important purpose of a Performance ~~Talk~~Evaluation is to improve future performance. A Performance ~~Talk~~Evaluation is an exchange of information and feedback between the supervisor and his/her employee. The Performance ~~Talk~~Evaluation form ~~does not~~utilizes numerical ~~or~~and descriptive ratings, ~~but~~and the goal is to have a meaningful discussion regarding the employee’s performance and contribution to his/her department and the City. It is an ideal opportunity to provide coaching, positive feedback, suggestions for improvement, and even a discussion regarding the employee’s career goals.

Section 2: General Provisions

(a) Timing

The performance of employees will be discussed and documented:

1. At the conclusion of three (3) months, six (6) months, and the one-year probationary period for new employees.
2. At the conclusion of any probationary period (e.g. Original Probation Period, Position Probation Period, Performance Improvement Plan, etc.).
3. At least annually for all full-time and part-time employees.

~~3.4.~~The annual evaluation period begins each year on January 1st and concludes on December 31st of each year.

(b) Performance Discussion

Informal Performance ~~Talks~~discussion by the supervisor throughout the year are encouraged. The purpose is to foster communication, assure common understanding of purpose and expectations, and to assist in detecting problems as they develop.

Section 3: Performance ~~Talk~~Evaluation Process

(a) The Manager/Supervisor

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this manual may be modified or withdrawn at any time without notice, except as provided by federal or state law.

1. No employee should have any doubt as to whom he/she is accountable for his/her work performance at any given time. If the employee has worked in a different position/department or for a different supervisor during the

year, the manager/supervisor will consult with the previous supervisor(s) to gain input/information for the Performance ~~Talk~~Evaluation. All aspects of an employee's work performance for the entire year should be considered in the Performance ~~Talk~~Evaluation discussion.

2. The City Manager will ~~have—complete~~ Performance ~~Talks—~~Evaluations with Division Directors/Chiefs reporting directly to the City Manager.

(b) Steps in the Performance ~~Talk~~Evaluation Process

~~1. The employee should do a self evaluation and consider his/her own performance and accomplishment of objectives during the previous twelve (12) months and provide further information to the immediate supervisor by answering narrative questions.~~

~~2.1.~~ The immediate supervisor should review performance expectations and objectives for the employee and ensure that they are realistic and attainable during the next rating period.

~~3.2.~~ The supervisor should establish a meeting time to conduct the performance ~~talk~~evaluation with the employee.

~~4.3.~~ The Performance ~~Talk~~Evaluation should begin with a review of how the employee feels he/she performed in each area and how the immediate supervisor can offer support and assistance to the employee to improve future performance. The primary role of the supervisor at this point is to actively listen and ask questions.

~~5.4.~~ Then the supervisor should provide feedback on performance and goal-setting for the coming year.

~~6.5.~~ All Performance ~~Talk—forms~~Evaluation forms and any related documentation shall be forwarded to the Human Resources Department for inclusion in the official personnel files.

(c) Performance ~~Talk~~Evaluation Discussion

1. The following performance factors are included in the discussion between non-management employees and their immediate supervisors:
 - Job Knowledge and Technical Skills
 - Customer Service and Public Relations
 - Communication

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this manual may be modified or withdrawn at any time without notice, except as provided by federal or state law.

- Team Player
- Problem Solving
- Safety
- Ethics, Values, and Integrity
- Miscellaneous

2. The following performance factors are included in the discussion between management/supervision employees and their immediate supervisors:

- ~~Strategic Thinking and Decision Making~~
- ~~Recruiting and Staff Development~~
- ~~People Management~~
- ~~Public Relations~~
- ~~Fiscal Management~~
- ~~Ethics, Values, and Integrity~~
- ~~Relationship Building Skills/Communication~~ Leadership
- Delegation
- Planning and Organizing
- Developing Others
- Personnel Management
- Ability to Assess Employee Performance

3. The employee should be asked to sign his/her Performance ~~Talk form~~ Evaluation. The employee's signature does not indicate agreement with the supervisor's comments, but represents an acknowledgement of the Performance ~~Talk form~~ Evaluation. Should an employee refuse to sign the Performance ~~Talk form~~ Evaluation, the supervisor should ~~write~~ select the "refused to sign" ~~on the form~~ option with the appropriate date.

4. The employee should be given a copy of his/her Performance ~~Talk form~~ Evaluation.

(d) Appeal of Performance ~~Talk~~ Evaluation

If an employee disagrees with the supervisor's comments, the employee may write a letter of explanation stating his/her concerns with the comments. Any submission from an employee on his/her Performance ~~Talk~~ Evaluation will be included along with the Performance ~~Talk~~ Evaluation ~~form~~ in his/her personnel file after the review by the Division Director and the Director of Human Resources and Risk Management.

Section 4: Changes in Salary

(a) Standard Salary Adjustments

Subject to annual budget appropriation, performance of the departments, and the Consumer Price Index (CPI), standard salary adjustments may be established annually. The Pay Plan will be adjusted according to the standard salary adjustment.

(b) Salary Increases for Merit

The goal of merit increases is to reward the most productive and the highest performing employees who exceed the expectations of their roles. Rewarding deserving employees can go a long way in retaining top talent, building loyalty, and boosting morale, and it can in turn incentivize others to do better. Merit pay sends a powerful message about what employee efforts and contributions the City wants to recognize. Justification for a merit increase is important because of the message it sends and because of the financial investment the pay increase represents.

~~Employees may be considered for a merit pay increase only if the employee has completed 12 months of continuous employment with the City and has completed an annual performance evaluation. Position probationary evaluations are not connected to the city's merit program. If an employee is in their probationary period, including promotions, on January 1st, they will not be eligible for a merit increase. The Mayor and Council will decide the allocation granted for merit increases each fiscal year at the adoption of the budget. Written recommendations for merit increases may be submitted twice per year (typically March and October) by department management. Final approval of all merit increases rests with the City Manager. The amount of the merit increase for full-time employees is established each year, and part-time employees may receive an amount equal to half of the full-time employee's merit increase. The City Manager reserves the right to make additional pay adjustments as necessary for business operations or to address any internal equity issues.~~

(c) Salary Changes Due to Promotions

The pay for employees receiving a promotion will be the greater of either the minimum of the pay grade of the promoted position or a ten (10) percent increase. The City Manager may allow a greater increase in order to address any internal equity issue.

(d) Salary Changes Due to Reclassification

The pay for an employee whose position is reclassified to a higher pay grade will be the greater of either the minimum of the pay grade of the reclassified position or a ten (10) percent increase. If the pay for an employee whose position has been

Nothing in this manual is to be construed to create a contract between the City and its employees. Any benefit, rule, or provision provided in this handbook may be modified or withdrawn at any time without notice, except as provided by federal or state law.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 3/11/2025
Kelly Bush, Financial & Administrative Services Director 3/11/2025
Chris Hobby, Assistant City Manager 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Replacement of a F350 Dump Truck for Grounds

Recommendation:

Approve purchase of Ford F-350 Super Duty Cab from Allan Vigil Ford for \$53,644.86 and dump body from K&K Manufacturing for \$22,955.00.

Discussion:

This agenda item is a F350 Dump Truck for the Grounds Department and is budgeted in the FY25 CIP for \$74,000. Council originally approved this at the budgeted amount. This was originally approved with all the city vehicles on November 21, 2024. Staff obtained State Contract pricing for the F-350 chassis at a cost of \$53,644.86 and pricing for the dump bed from K&K Manufacturing at a cost of \$22,995.00. The quotes are attached to this memo. The total for the F350 Dump Truck is \$76,639.86, resulting in \$2,599.86 over the budgeted amount. Since this vehicle is over the originally approved budget amount, it will require Council approval as stated in the November 21, 2024, meeting. Staff have come in under budget on other capital vehicle purchases, so there is no need for additional funds to be moved from reserves.

Budget Impact:

Funds are budgeted in the Capital Equipment Fund 337

Attachments:

1. Est_25388_from_K__K_Manufacturing_Inc._6468
2. F350 Chass. Cab for PW Dump



70 Pike Industrial Way
Milner, GA 30257

Estimate

Date	Estimate #
12/19/2024	25388

Name / Address
City of Peachtree City 151 Willowbend Rd Peachtree City, GA 30269

Additional Info
Keith Crowley

Rep	P.O. No.	Approx Lead Time	Terms	Make / Model	C/A & SRW-DRW
BRAD		12-14 weeks	COD	F350 Gas	60,DRW

Description	Qty	Cost	Total
9' Contractor Dump Main Frame: 6" Channel Cross Members: 3" Channel, 12" on-center Floor Plate: 3/16" Smooth Seamless Plate ** Cab Height Bulkhead *** with Window 18" Sides, Formed 10 ga. Sheet with 3" x 3/16" Sq Tubing Top Rail ** Board Brackets for 6" Pine Boards ** 24" Tailgate, Top Hinged with Removable Pins 3" x 3/16" Sq Tubing Tailgate Top Rail 24" Cab Shield w/ Mounting Holes for Tarp Front Lever for Tailgate Release Modular Wiring Harness w/ Chassis Adapter LED Lighting Under Tailgate (4) S/T/T and (2) Reverse Lights, 4" Round 3/4" Clearance Lights Mud Flaps Back Up Alarm Powder Coated Gloss Black Installed	1	9,675.00	9,675.00
6" Pine Boards for Dump	1	175.00	175.00
Single Cylinder PTO Scissor Hoist Subframe Kit for Automatic Transmission, 9' - 12' Dump Body Electric Operated Valve with Push Button Controller Hoist: CS615T-11 8S	1	10,005.00	10,005.00

Phone #	Fax #	E-mail	Web Site	Subtotal
770-228-9974	770-228-7573	sales@kandkmfg.com	www.kandkmfg.com	Sales Tax (0.0%)
				Total

Estimates are valid for 7 days unless otherwise noted.



70 Pike Industrial Way
Milner, GA 30257

Estimate

Date	Estimate #
12/19/2024	25388

Name / Address
City of Peachtree City 151 Willowbend Rd Peachtree City, GA 30269

Additional Info
Keith Crowley

Rep	P.O. No.	Approx Lead Time	Terms	Make / Model	C/A & SRW-DRW
BRAD		12-14 weeks	COD	F350 Gas	60,DRW

Description	Qty	Cost	Total
2.5" Heavy Duty Welded Receiver Hitch 7-Way RV Plug Weight Rating: 21,000 lbs.	1	730.00	730.00
Harps Tarp GHS5250 Steel Arm Kit with Mesh Tarp	1	1,635.00	1,635.00
Ground Level Hand Crank for Manual Tarp Systems	1	405.00	405.00
5" Amber / Clear Thinline Strobe BPC8892202 2- In Grille 2- On Rear	1	190.00	190.00
Labor to Install Factory Camera	1	140.00	140.00

Phone #	Fax #	E-mail	Web Site	Subtotal	\$22,955.00
770-228-9974	770-228-7573	sales@kandkmfg.com	www.kandkmfg.com	Sales Tax (0.0%)	\$0.00

Thank you for allowing us to give you an estimate. If all information on the estimate, including chassis information is correct, please sign above to process order. The lead time above is estimated and is our "target" date of completion. This date is subject to the date of the quote. A 4% processing fee will be applied to all credit and debit card purchases. Deposits are non-refundable.

Total \$22,955.00

Estimates are valid for 7 days unless otherwise noted.

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 FORD SUPER DUTY CHASSIS CABS

F-350 DRW REGULAR CAB 145" WHEELBASE

C-A = 60"

Base Price

\$56,650.00

SWC #99999-SPD-ES40199373-002

Options

Price

Code

4X4

4,075.00

F3F

Equipment included in

Base price

SUPERCAB 168"

5,475.00

X3E

SUPER CREW 179"

6,225.00

W3E

7.3L V-8 Gasoline Engine ✓

10 speed Automatic Transmission

6.7L DEISEL

10,750.00

99T

Bumper Black painted

6.7L H/O NOT OFFERD

XXXXXX

40 Gal Fuel Tank

Splash Guards/Mud Flaps-front only

BSW A/T TIRES

990.00

TBM

(F-450/550 and 600 Only)

Tow Hooks (Front)

SKID PLATE

200.00

41P

Trailer Wiring (7 pin)

Wheels

SPARE TIRE / JACK

\$475.00

475

512

F-350SRW 18"

F-350DRW 17"

RUNNING BOARDS

675.00

18B

F-450/550/600 19.5"

8" LCD Productivity screen

ENGINE BLOCK HEATER

\$250.00

41H

12V Powerpoint

Vinyl Floor Covering

REAR CAMERA PREP KIT

\$477.00

477

872

Vinyl Seating

Power Doors, windows and locks

BACK UP ALARM

\$325.00

76C

Upfitter Switches ✓

Sync 4

INTERIOR WORK SURFACE

228.00

52S

AM/FM Radio (4 Speakers)

DUAL BATTERIES

610.00

86M

Trailer Brake Controller ✓

LED Roof Marker Lights

H/D DUAL ALTERNATOR

\$315.00

67B

Colors Available

Exterior

Interior

LED BEACON WHITE

750.00

91G

Dark
Slate

LED BEACON AMBER

\$750.00

91S

UM Agate Black

X

110V / 400W OUTLET

\$275.00

43C

PQ Race Red

X

Added optional equipment

\$952

JS Iconic Silver

X

Z1 Oxford White

X

Other vendor added equipment

T 157,602 - 770 = 53,569.86

M7 Carbonized Gray

X

HX Antimater Blue

X

Delivery

75.00

Total

\$53,644.86

FOB Allan Vigil Ford

Delivery: see Region Chart for pricing

Keith Crowley - 678-633-8646

Contact person

kcrowley@peachtree-city.org

ALLAN VIGIL FORD GOV'T SALES

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 3/11/2025
Kelly Bush, Financial & Administrative Services Director 3/11/2025
Chris Hobby, Assistant City Manager 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Replacement of two Kubota RTV units for Public Works

Recommendation:

Approve the purchase of two Kubota RTV's from Mason Tractor and Equipment for a combined price of \$45,428.86.

Discussion:

This agenda item is for the replacement of two Kubota RTVs as approved in the FY25 CIP. The current units were purchased in 2005 and 2007. These units have over 3000 hrs. and are scheduled to be decommissioned. The Kubota RTVs are critical to the operation of Public Works, Grounds, and Special Events. Mason Tractor and Equipment provided a cooperative purchasing (Sourcewell) quote for one unit, which is attached to this item. The replacement cost for two units is \$45,428.86 based on the quote.

Budget Impact:

These replacements are budgeted in the FY25 CIP. The budgeted amount is \$51,200.00. The replacement cost is \$45,428.88 which is \$5,771.12 under the budgeted amount.

Attachments:

1. KUBOTA RTV-X1100CWL-H(1) - MASON TRACTOR

-- Standard Features --

-- Custom Options --



V Series

RTV-X1100CWL-H

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model Kubota D1105
3 Cyl. 68.5 cu in
+24.8 Gross Eng HP
75 Amp Alternator

TRANSMISSION

VHT-X
Variable Hydro Transmission
Forward Speeds:
Low 0 - 15 mph
High 0 - 25 mph
Reverse 0 - 17 mph
Limited-slip Front Differential
Rear differential lock

HYDRAULICS

Hydrostatic Power Steering
with manual tilt-feature
Hydraulic Cargo Dump
Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank 7.9 gal
Cooling 8.3 qts
Engine Oil 4.3 qts
Transmission Oil 1.8 gal
Brake Fluid 0.4 qts

CARGO BOX

Width 57.7in
Length 40.5 in
Depth 11.2 in
Load Capacity 1102 lbs
Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

KEY FEATURES

Factory Cab w/ A/C, Heater,
Defroster
Fully opening roll-down door
windows
Digital Multi-meter
Speedometer
Pre-wired w/ speakers/antenna for
stereo
Front Independent Adjustable
Suspension
Rear Independent Adjustable
Suspension
Brakes - Front/Rear Wet Disc
Rear Brake Lights / Front
Headlights
2" Hitch Receiver, Front and Rear
Deluxe 60/40 split bench seats
with driver's side seat adjustment
Underseat Storage Compartments
Deluxe Front Guard
(radiator guard, bumper, and lens
guard)

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS
Horn
Dash-mounted Parking Brake
Spark Arrestor Muffler
Retractable 2-point Seat Belts

DIMENSIONS

Width 63.2 in
Height 79.5 in
Length 120.3 in
Wheelbase 80.5 in
Tow Capacity 1300 lbs
Ground Clearance 10.4 in
Suspension Travel 8 in
Turning Radius 13.1 ft

Factory Spray-on Bedliner
"L" Models Only

Bright Alloy Wheels (Silver-
painted)
Silver-painted with machined
surface
"S" Models only

TIRES AND WHEELS

Heavy Duty Worksite 25 x 10 - 12, 6 ply

RTV-X1100CWL-H Base Price: \$26,399.00

(1) LED FRONT WORK LIGHTS KIT (2) \$179.99
77700-11811-LED FRONT WORK LIGHTS KIT (2)

(1) LED REAR WORK LIGHT KIT (1) \$93.85
77700-11812-LED REAR WORK LIGHT KIT (1)

(1) WIRE HARNESS KIT / MULTIPLE ACCESSORY \$223.99
77700-VC5080-WIRE HARNESS KIT / MULTIPLE ACCESSORY

(1) STROBE LIGHT MOUNT KIT \$182.03
77700-VC5058-STROBE LIGHT MOUNT KIT

Configured Price: \$27,078.86

Sourcewell Discount: (\$5,957.35)

SUBTOTAL: \$21,121.51

Dealer Assembly: \$311.67

Freight Cost: \$881.25

PDI: \$400.00

Total Unit Price: \$22,714.43

Quantity Ordered: 1

Final Sales Price: \$22,714.43

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Clint Murphy, Fire Chief 3/13/2025
Teaa Allston-Bing, Director - Human Resources & Risk Management 3/13/2025
Kelly Bush, Financial & Administrative Services Director 3/14/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Reclassification of Logistics Coordinator (110) to Fire Logistics Coordinator (301)

Recommendation:

Approve reclassification of **Logistics Coordinator (110)** position to **Fire Logistics Coordinator (301)**.

Discussion:

The reclassification of the **Logistics Coordinator (110)** position to **Fire Logistics Coordinator (301)** is necessary to align the role with the specialized needs of the fire and EMS industry. This change ensures that the individual in this position possesses a working knowledge of the equipment, supplies, and products essential to fire and emergency services operations.

By reclassifying the position, we ensure that the Fire Logistics Coordinator has the expertise to effectively manage procurement, inventory, and vendor interactions specific to fire service needs. This includes, but is not limited to:

- Firefighting gear and protective equipment
- Emergency medical supplies
- Apparatus and tool maintenance materials
- Specialized rescue and hazmat equipment

A thorough understanding of these items is critical to maintaining operational readiness, supporting front-line personnel, and optimizing vendor relationships. This reclassification will enhance efficiency, accuracy, and support for Peachtree City Fire Rescue.

Budget Impact:

The increased cost for the remainder of fiscal year 2025 of \$4,332 will be absorbed by salary savings and the position will be budgeted fully in Fiscal Year 2026.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Janet Moon, Police Chief 3/11/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Ordinance #1235 Administration of Officer Oaths

Recommendation:

Approve Ordinance #1235 Administration of Officer Oaths update.

Discussion:

To amend Chapter 2, Article IV, Division 4, Sec. 2-216. Oath of Office to add the Police Chief or any other person qualified to administer oaths in the State of Georgia to those allowed to administer the Oath of Office to police officers. This topic was discussed during the last Council retreat.

Budget Impact:

None

Attachments:

1. Ordinance Officer Oath

AN ORDINANCE TO AMEND ARTICLE IV, DEPARTMENTS, DIVISION 4, POLICE DEPARTMENT, OF THE ADMINISTRATION ORDINANCE OF PEACHTREE CITY, GEORGIA, AS AMENDED, TO AUTHORIZE THE POLICE CHIEF AND OTHERS PERMITTED BY STATE LAW TO ADMINISTER OATHS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME THAT:

Section 1. Chapter 2, Article IV, Division 4, Sec. 2-216. Oath of Office, as amended, be further amended to read as follows:

Sec. 2-216. Oath of office.

All police officers shall, before entering upon the performance of their duties, subscribe to an oath to be administered by the mayor, the mayor pro tem, the Police Chief or any other person qualified to administer oaths in the State of Georgia. A copy of the oath shall be entered upon the permanent records of the city.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses, or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this ____ day of _____ 2025.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Mayor Pro Tem

Frank Destadio, Post 4

Attest: _____

Yasmin Julio, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Matt Myers, Assistant Police Chief 3/11/2025
Angela Egan, Purchasing Manager 3/11/2025
Kelly Bush, Financial & Administrative Services Director 3/12/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Police Vehicles - accessories bid award

Recommendation:

Award the accessory bid for outfitting eight police vehicles to West Chatham for \$184,901.76.

Discussion:

Staff recommends awarding the lowest bidder, West Chatham, for the purchase and installation of the emergency equipment and accessories for 8 Police Vehicles. West Chatham is a reputable installation center that has completed builds of Peachtree City Police Department's vehicles for the last 3 years and continues to offer support and a good working relationship with the department.

APPARENT BID RESULTS FOR:

AFTER MARKET ACCESSORIES & INSTALLATION - 8 VEHICLES

	<u>144 Marketing</u>	<u>Interceptor</u>	<u>West Chatham</u>
Vehicle #1- K9 Slick Top	\$37,829.80	\$31,048.61	\$29,259.84
Vehicle #2 - Patrol Slick Top	\$32,360.39	\$26,521.52	\$24,740.64
Vehicles #3-6 Patrol - each	\$25,726.28	\$ 23,619.46	\$21,816.88
Vehicles #3-6 Patrol - extended	\$154,357.68	\$141,716.76	\$130,901.28

Vehicles	\$224,547.87	\$199,286.89	\$ 184,901.76
#1-8 Total			
Cost			

Budget Impact:

Sufficient funds were budgeted in CIP24 for the vehicles and emergency equipment outfitting cost of \$184,901.76.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 3/12/2025
David Borkowski, City Engineer 3/12/2025
Cathy Wilder, Recreation Director 3/13/2025
Chris Hobby, Assistant City Manager 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: FY2025 Budget Amendments

Recommendation:

Approve attached budget amendments 25-09 & 25-10.

Discussion:

Budget amendment 25-09 will reallocate non-departmental facilities maintenance funds to the Building Maintenance Department's non-annual building maintenance. Budget amendment 25-10 will use reserves to increase the Kedron Contractual Services for water testing.

Budget Impact:

Budget amendment 25-09 will reallocate \$150,000 from non-departmental Facility Maintenance - Contingency to the Building Maintenance Department - this will leave \$130,000 in the contingency account. Budget amendment 25-10 will increase both the revenue and expenditure budgets in the general fund by \$18,500 with the revenue coming from reserves.

Attachments:

1. Budget Amendment - 25-09 Facilities Maintenance
2. Budget Amendment - 25-10 Kedron Water Testing

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 25-09

DATE 03/06/2025

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to reallocate Facilities Maintenance Funds from non-departmental.

Entered

Approved

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 25-10

DATE 03/06/2025

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to budget for additional water testing at the Kedron Aquatic Center.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 3/14/2025
Kelly Bush, Financial & Administrative Services Director 3/14/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: FY2025 Budget Amendment and Acceptance of Sponsorship and Donation

Recommendation:

Approve the attached budget amendment 25-11 for the acceptance of a sponsorship for Recreation Non-Support Programs and the donation of a Kawasaki Mule.

Discussion:

The Recreation Department has received sponsorship from Kawasaki NA on behalf of Next Marketing, Inc. to sponsor the following Rec events in May:

Food Truck Thursday, Sunset Sounds, and tournaments at the PAC

The sponsorship is a combination of \$12,000 and the donation of a Kawasaki Mule for the Recreation Department's use. The equipment will be received as donated equipment and added to the City's fixed assets at the listed fair market value of \$16,119.

Budget Impact:

The attached budget amendment accepts the \$12,000 in sponsorship and budgets for the expense in the recreation non-support programs and will increase both revenues and expenditures in the General Fund.

Attachments:

1. Budget Amendments - Kawasaki Sponsorship

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 25-11

DATE 03/20/2025

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to budget for Kawasaki Sponsorship towards Recreation Non-support programs.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 3/12/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: Appointment of members to the Transportation Advisory Group

Recommendation:

Appoint Blake Hayes, Patrick James, and Amanda Toronto to the Transportation Advisory Group.

Discussion:

The Transportation Advisory Group was established by ordinance in 2024. The ordinance called for seven seats: six for citizens with special qualifications and the seventh for the Public Works Director or Assistant Director. Since its inception, two of the original members have resigned. In January 2025, the City Council passed a revision to the ordinance that eliminated the need for certain requirements/qualifications and made the Public Works Director or Assistant Director an ex-officio non-voting member, thus opening seat seven for a Peachtree City Citizen.

The application period was four weeks and fourteen applications were received. All applicants were invited to interview by the committee, which consisted of Mayor Learnard, Council Member Johnson, and Paul Schultz, the Chairman of the Transportation Advisory Group. Eleven applicants were interviewed on Wednesday, March 12th. The following citizens are recommended to serve the remainder of the terms of the open seats: Blake Hayes for seat three, previously held by Vince Bonura; James Patrick for seat four, previously held by Robert Hendry; and Amanda Toronto for seat seven, previously held by the Public Works Director.

Budget Impact:

There is no impact to the budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-01 Fayette County Recreation Program Agreement Termination

Recommendation:

Approve termination of the 2018 Recreation Program Agreement with Fayette County.

Discussion:

Staff have spoken with County staff at the direction of Council concerning our current agreement for Recreation Program Fees and their payment to the City annually of \$150,000. We reviewed CPL's recommendations in the adopted Recreation Master Plan and had a thorough discussion. The County said they have discussed this topic with their County Commissioners, and they have no appetite to increase the amount of the payment moving forward. They would agree to terminate the agreement. The current agreement is attached for your review.

The termination agreement states that one party must give the other party notice of termination at least 90 days before the term renewal. The termination would go into full effect for FY26 if it decided to proceed in that direction. County staff said if this is the direction, then the County Board of Commissioners will vote to terminate the agreement at their next meeting.

Moving forward, staff will change the term in our fee structure from "Out of County" to "Out of City" with our fee schedule review/renewal during the budget process to be effective October 1, 2025.

Budget Impact:

Loss of \$150,000 from the County but we will begin to charge all out-of-city residents higher rates for recreational participation.

Attachments:

1. Recreation Program Agreement - Fayette County 2018

COUNTY OF FAYETTE

STATE OF GEORGIA

RECREATION PROGRAM AGREEMENT

This Recreation Facility and Program Agreement (the "Agreement") is entered into this 22nd day of February, 2018 by and between Fayette County, Georgia, a political subdivision of the State of Georgia acting by and through its Board of Commissioners (hereinafter referred to as the "County"), and the city of Peachtree City, a municipal corporation of the State of Georgia acting by and through its Mayor and Council (hereinafter referred to as the "City"), for the purpose of furthering recreational opportunities for County and City residents.

W I T N E S S E T H:

WHEREAS, the governing bodies of the County and the City are mutually interested in an adequate program of community recreation under the auspices of the County's and the City's respective Recreation Departments; and

WHEREAS, said governing bodies are authorized to enter into agreements to cooperate in the cultivation of citizenship by providing adequate programs for community recreation; and

WHEREAS, the County and the City have established Recreation Departments responsible for carrying out the purposes of community recreation in the County and the City; and

WHEREAS, in the interest of providing the best service with the least possible expenditure of public funds, full cooperation between the County and the City is necessary; and

NOW, THEREFORE, for and in consideration of the mutual premises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby

acknowledged by the County and the City, the County and the City agree to cooperate with each other in carrying out the above purposes, and to that end, they agree as follows:

1.

The City will make general recreation programming available to County residents for community recreation activities. Any General Recreation Program Fees charged by the City to the County residents shall be no greater than the general recreation program fees charged to City Residents.

2.

The County agrees to pay to the City the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS with said amount to be used by the City to operate recreation facilities in the City. Fayette County and Peachtree City shall review the allocation every three years to determine if an adjustment is warranted based upon changing operational costs. This Agreement shall be renewed automatically for additional one (1) year terms unless either party provides written notice of termination at least ninety (90) days prior to the end of the then current term. Subsequent renewals shall occur automatically absent proper written notice to terminate this Agreement

3.

It is further agreed that any permanent improvements or any equipment that is permanently affixed on City facilities as contemplated in this Agreement shall remain the property of the City.

[THIS SPACE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date
first above written.

(SEAL)



BOARD OF COMMISSIONERS OF
FAYETTE COUNTY, GEORGIA

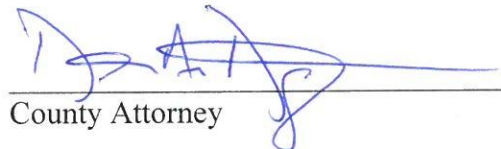
By:


Eric K. Maxwell, Chairman

ATTEST:


Tameca P. White, County Clerk

Approved as to form:


County Attorney

(SEAL)

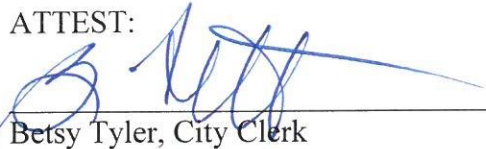
MAYOR AND COUNCIL OF THE
CITY OF PEACHTREE CITY, GEORGIA

By:

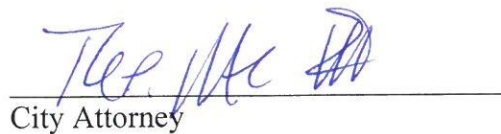


Vanessa Fleisch, Mayor

ATTEST:


Betsy Tyler, City Clerk

Approved as to form:


City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 3/13/2025
Chris Hobby, Assistant City Manager 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-02 Recreation IGA with Fayette County Board of Education

Recommendation:

Approve an IGA with the Fayette County Board of Education to allow the McIntosh High School baseball team to use a field at the Peachtree City Athletic Complex for the 2025 baseball season, and the city to use the gymnasium at The Center of Innovation for recreational activities in return.

Discussion:

McIntosh High School approached the Recreation and Special Events department with the issue of not having a baseball field this school year due to a new field and gymnasium being built on campus and asked to use a baseball field at PAC. The baseball field will be used by McIntosh Baseball for practices and sub-varsity games.

Peachtree City will gain access to the gymnasium at the Center of Innovation to use on Friday evenings, Saturdays and Sundays for the remaining calendar year. The city plans to use the gymnasium for recreational play as well as basketball and volleyball tournaments.

Budget Impact:

None

Attachments:

1. PTC FCBOE IGA (002)

INTERGOVERNMENTAL AGREEMENT

Between

The City of Peachtree City, Georgia

and

The Fayette County Board of Education

Effective Date: [Insert Effective Date]

PREAMBLE

WHEREAS, the City of Peachtree City ("City") and the Fayette County Board of Education ("Board") desire to establish a cooperative framework that allows for the use of certain facilities in a manner that benefits both parties; and

WHEREAS, the City seeks exclusive use of the "Fayette Center of Innovation" gymnasium, located at 250 South Peachtree Parkway, Peachtree City, Georgia 30269, for its city recreation programs, including but not limited to basketball, pickleball, volleyball, and other similar activities; and

WHEREAS, the Board desires use of the Baseball Fields at the Peachtree City Athletic Complex, located at 1125 Highway 74 South, Peachtree City, Georgia 30269, for organized school baseball programs; and

WHEREAS, both Parties agree that the use of these facilities shall be provided at no charge; and

WHEREAS, the Parties agree that this Agreement shall remain in effect until December 31, 2025, unless renewed in writing by both Parties prior to that date;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

ARTICLE I

Purpose

This Agreement sets forth the terms and conditions under which:

1. The City shall have exclusive use of the Fayette Center of Innovation Gymnasium for its recreation programs.
2. The Board shall have use of the Field Two (2) at the Peachtree City Athletic Complex for its organized school baseball programs.

3. Neither Party shall be charged for the use of these facilities.

ARTICLE II

Authorized Use of Facilities

Section 1. Gymnasium Use by the City

- a) The City shall have exclusive access to the Fayette Center of Innovation for city-sponsored recreation programs, including basketball, pickleball, volleyball, and other similar activities.
- b) The City shall ensure that the facility is maintained in a safe and operational condition and shall schedule its use in accordance with any applicable procedures.

Section 2. Baseball Field Use by the Board

- a) The Board shall have access to the Baseball Fields at the Peachtree City Athletic Complex for the purpose of conducting organized school baseball programs.
- b) The Board shall maintain the fields in a manner consistent with its program requirements and applicable safety standards.

ARTICLE III

No Fee Provision

The Parties agree that the use of the Fayette Center of Innovation by the City and the Baseball Fields at the Peachtree City Athletic Complex by the Board shall be provided at no cost, subject to the terms and conditions of this Agreement.

ARTICLE IV

Term and Expiration

- a) This Agreement shall commence on the Effective Date and shall remain in effect until December 31, 2025.

- b) Unless renewed in writing by both Parties prior to the expiration date, this Agreement shall automatically expire on December 31, 2025.
-

ARTICLE V

Responsibilities of the Parties

Section 1. Responsibilities of the City

- a) Provide exclusive access to the Fayette Center of Innovation for the designated city recreation programs.
- b) Maintain the gymnasium in a safe, clean, and operational condition during the periods of use.
- c) Coordinate scheduling and facility upkeep in a timely manner.

Section 2. Responsibilities of the Board

- a) Provide access to the Baseball Fields at the Peachtree City Athletic Complex for the designated school baseball programs.
 - b) Ensure the fields are maintained in accordance with applicable standards and program needs.
 - c) Schedule usage in a manner that avoids conflicts with any other prior or concurrent commitments.
-

ARTICLE VI

Dispute Resolution

- a) Any disputes arising under this Agreement shall first be addressed through direct negotiation between the Parties.
 - b) If a resolution cannot be reached through negotiation, the Parties agree to seek mediation before pursuing any other form of dispute resolution.
-

ARTICLE VII

Amendments and Modifications

This Agreement may be amended only by a written instrument executed by authorized representatives of both Parties.

ARTICLE VIII

Miscellaneous Provisions

- a) **Entire Agreement:** This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior negotiations, understandings, or agreements.
 - b) **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
 - c) **Notices:** All notices under this Agreement shall be in writing and delivered to the designated representatives of each Party as provided below.
-

ARTICLE IX

Insurance and Indemnification

- 1. The City of Peachtree City agrees to provide liability coverage for its use of the Fayette Center for Innovation for City-related activities.
- 2. The Fayette County Board of Education agrees to provide liability coverage for its use of the Baseball Fields at the Peachtree City Athletic Complex.
- 3. The coverage amounts provided by each shall be in an amount that is not less than the current amounts of coverage provided by each under existing liability coverage documents for other facilities.
- 4. To the extent permitted by Georgia law, the City of Peachtree City and the Fayette County Board of Education shall indemnify each other for claims arising out the facilities provided for in this Agreement, provided that such claims did not arise from the negligence of the party that owns the facility at issue in each such claim.

ARTICLE X

Signatures

By signing below, the authorized representatives of the City of Peachtree City and the Fayette County Board of Education agree to abide by the terms and conditions of this Agreement.

For the City of Peachtree City, Georgia:

Name: [Insert Name]

Title: [Insert Title]

Date: _____

For the Fayette County Board of Education:

Name:	[Insert	Name]
Title:	[Insert	Title]
Date:	_____	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-03 Proposed Text Amendment - Cosmetic Tattooing and Microblading Services

Recommendation:

Consider initiating a text amendment process for updating the Zoning Ordinance regarding Cosmetic Tattooing and Microblading Services.

Discussion:

City staff have received inquiries from the Fayette County Chamber of Commerce and local businesses regarding the allowance of “Cosmetic Tattooing and Microblading Services.” Currently, the Zoning Ordinance does not permit this use. Staff seeks the perspective of the city's Elected Officials on the potential for a Text Amendment to allow the use, and under which conditions. Chapter 42, Health and Sanitation, of the city's Code of Ordinances currently regulates tattoo parlors, studios, and corporations within city limits, focusing on health and environmental standards. The Zoning Ordinance does not specify “Permitted Use” requirements for cosmetic tattooing or microblading services. It is proposed to potentially allow this use as a permitted use within the GC General Commercial District, LUC Limited-Use Commercial District, and LI Light Industrial District. Additionally, definitions will be added to the Zoning Ordinance and the Health and Sanitation Ordinance. Prior to initiating an amendment to allow this use, staff is seeking direction from the City Council.

Ordinance Overview

If considered, the definitions below and attached language would be presented as a considerable text amendment:

Cosmetic tattoo means a tattoo, by someone other than a licensed physician, which includes but is not limited to microblading of the eyebrow, lips, and other parts of the body for beauty marks, hair imitation, or eyeliner to resemble makeup. This term includes any procedures whether referred to as but not limited to, microdermapigmentation, micropigment implantation, microneedling with the use of pigment, or any other similar procedure.

Microblading of the eyebrow means a form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to extend the natural eyebrow patter, or to create a full construction if the eyebrows have little to no hair. Attached are samples of the proposed text amendment.

Budget Impact:

None

Attachments:

1. Sec. 42-200_Definitions_Draft v1
2. ARTICLE VI. - Definitions_Draft v1
3. Sec. 1006_Sec. 1006A_Sec. 1007_Draft v1 (1)

ARTICLE V. BODY ART STUDIOS AND BODY ARTISTS¹

Sec. 42-200. Definitions.

Board of health means the Fayette County Board of Health or its duly authorized representatives.

Body art means the practice of physical body alteration, including, but not limited to, the following techniques: body piercing, tattooing, and cosmetic tattooing. Body art does not include practices that are considered medical procedures by the Georgia State Medical Board, which shall not be performed in a body art studio. Body art does not include the painting of the skin with tempura or temporary, non-indelible inks, paints, or dyes. Body art does not include piercing of the outer perimeter or lobe of the ear with pre-sterilized, single-use stud and clasp ear piercing systems.

Body art studio means any permanent building or structure in a planned commercial center on a permanent foundation, holding a valid city occupational tax certificate, wherein a body artist performs body art.

Body art studio permit means the authorization granted by the board of health to the owner to operate a body art studio. Such permit is the property of the Fayette County Board of Health.

Body artist means any person who performs body art.

Body piercing means puncturing or penetration of the skin or mucosa of a person with any sharp instrument and/or the insertion of jewelry or other adornment thereto in the opening.

Cosmetic tattoo means a tattoo, by someone other than a licensed physician, which includes but is not limited to microblading of the eyebrow, lips, and other parts of the body for beauty marks, hair imitation, or eyeliner to resemble makeup. This term includes any procedures whether referred to as but not limited to, microdermapigmentation, micro-pigment implantation, micro-needling with the use of pigment, or any other similar procedure.

Cosmetic tattooing means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin or mucosa. Cosmetic tattooing shall include permanent cosmetics, micro-pigmentation, permanent color technology, and micro-pigment implantation.

Microblading of the eyebrow means a form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to extend the natural eyebrow pattern, or to create a full construction if the eyebrows have little to no hair.

¹Editor's note(s)—Ord. No. 1064, § 2, adopted June 20, 2013, repealed and reenacted article V in its entirety to read as herein set out. Formerly, article V, §§ 42-200—42-204, pertained to tattooing, and derived from Ord. No. 928, § 1, adopted February 7, 2008.

Section 5 of Ord. No. 1064, adopted June 20, 2013, states the following: "This ordinance shall be in full force and effect upon its official adoption by the City Council and shall apply to all tattoo parlors, studios, or corporations not in operation or permitted by the State as of the date of adoption. Any tattoo parlor, studio, or corporation already in operation or already permitted by the State shall have a period of 12 months to comply with the provisions of the ordinance upon receiving written notification of its adoption."

Owner means the person, partnership, corporation, association, or any other form of business organization that owns, maintains, or controls a body art studio and who is responsible for the operation of the studio.

Parlor means the actual room of the body art studio where the body artist performs procedures.

Tattoo means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin or mucosa and includes the definition of tattoo as defined in O.C.G.A. § 31-40-1(1) and as may hereafter be amended. The term "tattoo" also includes all forms of cosmetic tattooing.~~The term "tattoo" also includes all forms of cosmetic tattooing.~~

(Ord. No. 1064, § 2, 6-20-2013)

Sec. 42-201. Operating requirements; permit required.

- (a) No body artist shall operate within the corporate limits of the city outside of a body art studio.
- (b) No body art studio shall commence operation within the corporate limits of the city or obtain an occupational tax certificate from the city without first obtaining a body art studio permit from the board of health pursuant to state law (O.C.G.A. §§ 16-5-71, 16-12-5, 31-3-4, and O.C.G.A. tit. 31, chs. 5 and 40) and in accordance with the rules and regulations adopted on October 9, 2012, and as may be amended by the board of health in the future.
- (c) No owner shall allow a body art studio to remain in operation if the board of health suspends or revokes said permit, until said permit has been reissued.

(Ord. No. 1064, § 2, 6-20-2013)

Sec. 42-202. Violations.

Any owner body artist performing body art in violation of the requirements and restrictions of this division shall be guilty of a misdemeanor, and shall be punished as provided in section 1-11.

(Ord. No. 1064, § 2, 6-20-2013)

Sec. 42-203. Enforcement.

The responsibility for the issuance and revocation of body art studio permits and overall enforcement shall be vested in with the county health department. The provisions of this chapter may also be enforced by the city police department and the city code enforcement staff.

(Ord. No. 1064, § 2, 6-20-2013)

Secs. 42-204—42-299. Reserved.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

ARTICLE VI. DEFINITIONS

Words and terms not explicitly defined in this ordinance shall have the meaning given by common and ordinary use as defined in Websters New Collegiate Dictionary. The following specific definitions shall apply:

Accessory: A use or structure customarily incidental and subordinate to the principal use or structure, and located on the same zoning lot as such a principal use or structure.

Alley: A secondary way which affords access to the side or rear of abutting property.

Alteration: Any change in the supporting members of a building; any addition to or reduction of a building; any change in use; or any relocation of a building.

Arterial roads: These roads are intended to provide high-speed travel between or within communities, or to and from collectors and expressways. Access is controlled so that only regionally significant land use may take direct access to these roads. (Ord. No. 268, § 1(A), 6-3-1982)

Automobile service station: A land use where gasoline, oils, greases, batteries, tires, and general automobile accessories may be provided, but where no part of the premises is used for the storage or dismantling of wrecked or junk vehicles.

Awning: Any structure made of cloth, metal or other material, attached to a building, wholly supported by its frame and the building, without ground supports. (Ord. No. 607, 9-16-1993)

Awning, retractable: An awning designed to be stored against a building when not in use, but which can be temporarily extended either manually or mechanically. For purposes of administering this ordinance, a retractable awning will be allowed to extend into a rear setback area in a general residential zoning district; provided that, when fully extended, it encroaches no more than ten feet into the rear setback area. (Ord. No. 607, 9-16-1993)

Basement: The area below the first floor level in a building and having not more than one-half of its height above grade.

Buffer: That portion of a lot established for open space purposes and intended to separate properties with different and possibly incompatible types of use. A buffer shall not be occupied with structures and facilities except as permitted by this ordinance. Where required by this ordinance, a buffer may include the installation of a suitable visual screen.

Building: Any structure having a roof and intended for shelter, housing or enclosure of persons, animals or property of any kind.

Building height: The vertical distance of a building measured from the average elevation of the finished grade at the front of the building to the highest point of the building.

Building line: Synonymous with setback. (Ord. No. 366, § 1, 5-22-1985)

Building, principal: A building in which is conducted the principal use of the zoning lot on which said building is situated.

Care home: A rest home, nursing home, convalescent home, home for the aged, or similar use established and operated on a profit or nonprofit basis to provide lodging and/or meals and/or domiciliary care for aged, infirm, chronically ill or convalescent persons.

Clinic: An establishment where medical or dental patients are admitted for examination and treatment, but where there is no overnight lodging.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Collector roads: Collector roads connect residential streets to the highway system's major and high-speed arterials or provide access to nonresidential uses and arterials. Collectors form barriers between neighborhoods and are designed for higher speeds and traffic volumes than are residential streets. Because uncongested traffic flow is necessary for their effective functioning, residential uses are prohibited access to collectors. Collectors will be classified as major collectors and minor collectors.

- (a) *Major collector:* This road cannot permit on-street parking. It may carry some nonlocal traffic and extend beyond Peachtree City's corporate boundaries.
- (b) *Minor collector:* The average daily traffic is less on minor collector roads than major collector roads and serves primarily local traffic. (Ord. No. 268, § 1(A), 6-3-1982)

Because uncongested traffic flow is necessary for their effective functioning, residential uses are prohibited access to collectors unless a variance is granted by the city council pursuant to a procedure contained in the Peachtree City Street Design and Construction Specifications. (Ord. No. 268, § 1(A), 6-3-1982; Ord. No. 295, 3-3-1983)

Cosmetic tattoo: a tattoo, by someone other than a licensed physician, which includes but is not limited to microblading of the eyebrow, lips, and other parts of the body for beauty marks, hair imitation, or eyeliner to resemble makeup. This term includes any procedures whether referred to as but not limited to, microdermapigmentation, imcropigment implantation, micro-needling with the use of pigment, or any other similar procedure.

Formatted: Font: Not Italic

Curb cut: The point at which vehicular access is provided to a lot from an adjoining street.

Density: The number of dwelling units per acre of land used for residential purposes. Unless otherwise stated, density figures are to be in terms of net acres, or the land devoted to residential use exclusive of streets or other public lands.

Density, high: For purposes of this ordinance, high density is defined as more than ten dwelling units per net acre.

Density, low: Low density is four dwelling units or fewer per net acre.

Density, medium: Medium density is five to ten dwelling units per net acre.

Drive-in: A retail or service enterprise wherein service is provided to the consumer on the outside of the principal building.

Dwelling: A building or portion of a building, other than a mobile home, designed for, or occupied for, residential occupancy, as further defined in applicable state codes.

Dwelling, cluster: One of a series of attached and/or detached dwelling units situated on at least five contiguous acres of land developed under a single ownership.

Dwelling, multifamily: A dwelling designed for, or occupied by, three or more families living independently of each other. Various multifamily dwellings are further defined below:

Apartment: One of a series of three or more attached dwelling units under a single roof, developed and/or operated under single ownership and rental agreements, and occupied by families living independent of each other. (Ord. No. 676, 6-5-1997)

Condominium: One of a series of three or more attached dwelling units under a single roof, each separately owned and listed as real property, and occupied by families living independently of each other. (Ord. No. 676, 6-5-1997)

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Health care: One of a series of three or more attached dwelling units under a single roof, developed and/or operated under single ownership and rental agreements/medical fees, and occupied by health care recipients as further defined in applicable Georgia state codes. Health care facilities include nursing homes and assisted living/limited care dwellings, and shall be limited to two stories with ground level entry/exit facilities provided for both stories. (Ord. No. 676, 6-5-1997)

Townhouse: One of a series of three or more attached dwelling units on separate zoning lots which units are separated from each other by party wall partitions extending at least from the lowest floor level to the roof, and are occupied by families living independently of each other. (Ord. No. 676, 6-5-1997)

Dwelling, one-family: A detached dwelling designed for, or occupied exclusively by, a single family.

Dwelling, patio: A single-family dwelling in which all or a portion of the area required for side and rear setback depths may be consolidated into one or more garden court spaces within the walls of the dwelling unit.

Dwelling, townhouse: One of a series of three or more attached dwelling units on separate zoning lots which are separated from each other by party wall partitions extending at least from the lowest floor level to the roof.

Dwelling, two-family: A detached dwelling designed for, or occupied exclusively by, two families living independently of each other.

Dwelling unit: One or more rooms within a dwelling forming a separate, independent housekeeping establishment for use on a basis involving owner occupancy or rental of a weekly, monthly or longer basis, with provision for cooking, eating and sleeping, and which is physically set apart from any other rooms or dwelling units in the same building.

Elevation, front: The view of a building or group of buildings as seen from directly in front of the structures.

Employee: A full-time employee of a business or industry. For purposes of determining parking requirements where employees work in shifts the required parking space shall be adequate for the number of employees on the maximum shift plus the number of employees on the next to maximum shift in order to accommodate the shift change peak parking requirement.

Family: A person, or group of persons, immediately related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit, exclusive of household servants; also, a group of not more than three persons, or a group of not more than eight disabled persons not necessarily related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit.

Flood boundary: The area possibly threatened by a flood, as displayed on the Peachtree City flood boundary and floodway map.

Floor area: The area of a dwelling exclusive of attic, basement, garage, carport, patios, and open porches measured from the exterior face of the exterior walls of a dwelling. Also, the gross leasable floor area for any business or industry based on interior dimensions.

Garage, private: An accessory building or portion of a principal building used only for private storage of permitted motor vehicles.

Garage, public: Any garage other than a private garage which is used for storage, minor repair, rental, servicing, washing, adjusting, or equipping of automobiles or other motor vehicles.

Garage, repair: A public garage intended to be used to make major commercial automobile or other motor vehicle repairs; provided that all body work and painting shall be conducted within fully enclosed buildings, and further provided that there is no open storage of junk, wrecked vehicles, dismantled parts, or supplies visible beyond the premises.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Guest house: Living quarters situated within an attached or detached accessory building located on the same premises as the principal building; such quarters shall be used only by bona fide nonpaying guests or relatives of the owners or occupants of the principal building and shall not be rented or otherwise occupied as a separate dwelling. In certain zoning districts, a guest house may be permitted as the principal building on a zoning lot, but on the same conditions as stated above.

Home occupation: A business carried on by an occupant of a dwelling as a secondary use which is clearly incidental to the use of the dwelling for residential purposes. For purposes of this ordinance, occasional activities at a dwelling like garage sales, Tupperware parties and bazaars are not considered to be home occupations. (Ord. No. 448, 12-3-1987)

Home, patio: See "Dwelling, patio."

Hotel: A building in which overnight accommodations without separate cooking facilities are provided to the public. The term "hotel" includes the terms "motel" and "tourist court."

Industrial/commercial roads: These roads are used specifically for industrial and/or commercial use. (Ord. No. 268, § 1(A), 6-3-1982)

Junk or salvage yard: Any part of a zoning lot used for the storage, abandonment, or sale of junk, salvage, or scrap materials; including the dismantling or demolition of automobiles, other vehicles, machinery, equipment, or parts thereof.

Kennel: Any location where more than three dogs, cats or other animals are kept for commercial or noncommercial purposes. This definition does not include litters of animals of not more than four months of age.

Land area per dwelling unit: The amount of land in square feet required for each dwelling unit permitted on a zoning lot.

Loading space: Space logically and conveniently located for pick-up and delivery service, scaled to the vehicles expected to be used, and accessible to such vehicles at all times.

Lot: A parcel of land of varying size which is designated as a single unit of property. Unless otherwise stated in this ordinance, the word "lot" shall mean the same as "zoning lot" as herein defined.

Lot, corner: A lot located at the intersection of two or more streets.

Lot, double-frontage: A lot, other than a corner lot, which has frontage on more than one street.

Lot, interior: A lot which has frontage on only one street or public way.

Lot, multiple-frontage: Property having boundary lines adjacent to more than one public street, right-of-way or private street shall be deemed multiple frontage property. (Ord. No. 366, § 2, 5-22-1985)

Lot, zoning: A parcel of land in single ownership occupied or intended to be occupied by principal uses and accessory uses in accordance with the provisions of this ordinance. A zoning lot must have frontage on a street or public way, and have at least the minimum land area required by this ordinance for the zoning district within which it is located. A lot of record may or may not be a zoning lot.

Lot depth: The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot of record: An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Lot width: The distance measured along the front setback line, from end to end. (Ord. No. 366, § 3, 5-22-1985)

Microblading of the eyebrow: [a form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to extend the natural eyebrow patter, or to create a full construction if the eyebrows have little to no hair.](#)

Mobile home: Any vehicle or similar portable structure having no foundation other than wheels, jacks or skirtings and so designed or constructed as to permit single-family occupancy for dwelling purposes. The term "mobile home" includes the terms "trailer" and "house trailer" and shall also include any structure which has been converted from a portable unit to semi-stationary or stationary structure.

Mobile home park: Any zoning lot where two or more mobile homes are installed for living purposes, including any land or structure used by occupants of mobile homes on such premises.

Mobile home space: A plot of ground within a mobile home park designed to accommodate a single mobile home.

Nonconforming use: A building, structure or land lawfully occupied by a use that does not conform with the regulations of the zoning district in which it is located.

Parking space: An area for off-street automobile parking.

Processing: In manufacturing activities, the changing of materials to a different condition for either use or sale by the industry.

Property line, front: The boundary line adjacent to any public street right-of-way or private street access which the primary access to the property passes, and which shall be used to identify the street address of the property in question. (Ord. No. 366, § 4, 5-22-1985)

Property line, rear: The boundary line most opposite the front boundary line, which intersects two of the side boundary lines (unless the property has fewer than four sides, then one of the side boundary lines intersecting the front boundary line shall be deemed the rear boundary line). (Ord. No. 366, § 5, 5-22-1985)

Property line, side: Any property line not designated as a front or rear property line. (Ord. No. 366, § 5, 5-22-1985)

Quasi-judicial decision: Decisions or hearing of the city council pertaining to appeals of administrative decisions for permits, variances, special administrative permits, special exceptions, or conditional use permits. This term shall not include decisions or hearings pertaining to "zoning decisions" as such term is defined in O.C.G.A. § 36-66-3(4), as such statute may be amended.

Residential streets: Residential streets primarily function to provide access to residential uses. All residential streets are intended to accommodate relatively low traffic volumes at slow speeds in order to minimize the basic incompatibility of vehicles and the pedestrians and children who characterize residential neighborhoods. (Ord. No. 268, § 1(A), 6-3-1982)

Second home: A single-family dwelling unit on an individual lot, where the dwelling is used as a secondary home for a family residing elsewhere in the primary home.

Setback: A required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances. This area is bounded by property lines and setback lines as appropriate. (Ord. No. 366, § 7, 5-22-1985)

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Setback area, front: The area bounded by the front property line, the side property lines that intersect the front property line (or one side property line and the rear property line if the property has fewer than four sides) and the front setback line. (Ord. No. 366, § 8, 5-22-1985)

Setback area, rear: The area bounded by the rear property line, the required rear setback line and the two side property lines that intersect the rear property line (or if the property has fewer than four sides, one side yard line and the front yard setback line). (Ord. No. 366, § 9, 5-22-1985)

Setback area, side: The area bounded by the front setback lines, the appropriate side property line(s), the rear setback line and the required side setback line(s). (Ord. No. 366, § 10, 5-22-1985)

Setback depth: The shortest distance between the property line and associated setback lines. (Ord. No. 366, § 11, 5-22-1985)

Setback line, front: The interior boundary of the front setback area, being a straight line extending from side property line to side property line (or side property line to rear property line if the property has fewer than four sides) and located no closer (at no point along such line) to the front property line than the greater of:

- (1) The minimum front setback as specified by the appropriate zoning district requirements; or
- (2) That depth which will create the minimum lot width along the front setback line. (Ord. No. 366, § 12, 5-22-1985)

Setback line, rear: The interior boundary of the rear setback area being a line equidistant from the rear property line and extending from the side property lines (or a side property line and the front setback line if the property has fewer than four sides) at the minimum depth specified by the appropriate zoning district requirements. (Ord. No. 366, § 13, 5-22-1985)

Setback line, side: The interior boundary of a side setback area, being a line equidistant from the appropriate side property line(s) and extending from the front setback line to the rear setback line at a minimum depth as specified by the appropriate zoning district requirements. (Ord. No. 366, § 14, 5-22-1985)

Sign: The term "sign" shall include every sign, billboard, poster panel, freestanding ground sign, roof sign, projecting sign, pylon sign, illuminated sign, sign painted on a wall, window, marquee, awning or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration or insignia used to advertise or promote the interests of any person when the same is placed in view of the general public traveling along a public street right-of-way. This definition includes those displays on doors and windows as well as those which are visible through doors and windows. However, this definition does not include displays on private property not readily visible from public street rights-of-way. (See Peachtree City sign ordinance)

Cross reference(s)—The "sign ordinance" is found in section 66-1 et seq. of the Code.

Special exception: A use which within certain districts specified by this ordinance is not permitted as a matter of right but which may be permitted by the city council in accordance with criteria as set forth in this ordinance.

Story: That portion of a building, not including a basement, between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it.

Street: A public way for traffic which may or may not be publicly owned.

Street access: A street intended to carry traffic between commercial uses and a major thoroughfare.

Street, private: A street that is privately owned and used in accordance with the wishes of the owner.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Street, public: A street that is used for travel by the general public, whether or not it is owned by a public agency.

Structure: Anything constructed or erected which requires a fixed location on the ground or which is attached to something having a fixed location on the ground.

Uses, conditional: Those uses that are permitted in a particular zoning district but only under certain specified conditions.

Uses, principal: The main purpose for which a zoning lot is intended and for which it may be used.

Variance: A modification of the terms of this ordinance granted by the city council in accordance with criteria as set forth in this ordinance.

Vehicle, abandoned: A vehicle which does not bear a current license plate unless said vehicle is stored within a completely enclosed building or unless it is stored on a bona fide sales lot and is in a satisfactory operating condition. This definition does not include vehicles which are not intended to be operated on public streets or roads.

Villa, guest: A dwelling owned and operated within the city limits for the purpose of providing a temporary lodging for visiting employees or associated guests of the owner of the property. (Ord. No. 174(c), 1-25-1979)

Zoning administrator: The person who has been designated by the city council to administer the enforcement of this ordinance.

Zoning decision: Such term shall be defined as set forth in O.C.G.A. § 36-66-3(4), as such statute may be amended.

(Ord. No. 1093, § 1, 4-2-2015; Ord. No. 1210, § 1, 6-15-2023)

Sec. 1006. GC general commercial district.

(1006.1) *Intent of district:* It is intended that the GC zoning district be established and reserved for general business purposes. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve city and regional commercial needs. These regulations are also intended to accommodate businesses which benefit from being located in close proximity to each other, and to discourage any encroachment by other uses capable of adversely affecting the basic commercial character of the district. It is further intended that these regulations will reduce traffic congestion, provide for adequate off-street parking, and limit the development of "strip" type business areas.

The city council does hereby find that, based upon studies conducted on behalf of the city and by other cities, big box developments, typically over 32,000 square feet for an individual business, and developments with over 150,000 square feet of retail space, can have negative impacts on a community. In particular, such developments can have a negative impact on the scale of retail development in the community, and can also adversely impact existing retail businesses in the city. Additionally, such developments can result in an over-supply of commercial development within the city, thereby shifting the economic focus of the community. Employment opportunities may also be adversely affected by such developments. Finally, such developments are contrary to the city's comprehensive plan, as well as the goals and objectives of providing public safety services to the city's residents. For the foregoing reasons, the city council has determined it to be in the best interests of the city to provide that such developments may only be established pursuant to a special use permit, subject to the terms and conditions for the application and approval thereof set for in this section.

(1006.2) *Permitted uses:* The following uses shall be permitted in any GC zoning district:

- (a) Retail business involving the sale of merchandise on the premises, provided no single tenant, owner, occupant, or business occupies more than 10,000 square feet, as follows:
 - (1) Antique shops, including antique auction houses.
 - (2) Art and school supply stores.
 - (3) Automotive car wash facilities.
 - (4) Automobile maintenance facilities (brake repair, installation of tires, tune-up shops, oil change services, emission stations, etc.) subject to all activities taking place within an enclosed building.
 - (5) Automotive parts store.
 - (6) Automotive rentals.
 - (7) Bakeries.
 - (8) Bar, nightclub, tavern and/ or lounges.
 - (9) Bicycle shops.
 - (10) Boat sales and supply.
 - (11) Book or stationery stores.
 - (12) Camera and/or photography store.
 - (13) Clothing sales and apparel stores.
 - (14) Consignment stores.
 - (15) Convenience food stores.

[\(16\) Cosmetic Tattoo and Microblading Services](#)

-
- (17) Department stores.
 - (18) Drive-in restaurants.
 - (19) Drop-off and/or donation center, provided that merchandise is dropped inside of an enclosed building or tenant space and there is no sale of donated merchandise on the premises.
 - (20) Drug stores.
 - (21) Electronic equipment sales and service (TV, VCR, stereo equipment, etc.).
 - (22) Florists.
 - (23) Food and/or grocery stores.
 - (24) Food catering establishments.
 - (25) Funeral home and mausoleum.
 - (26) Furniture rental and/or sales.
 - (27) Garden supply centers and greenhouses.
 - (28) Gift shops.
 - (29) Golf cart sales and supply.
 - (30) Hardware stores.
 - (31) Hobby shops.
 - (32) Ice cream shops.
 - (33) Interior decorating shops.
 - (34) Jewelry stores.
 - (35) Music stores.
 - (36) Newspaper publishing facility.
 - (37) Pet shops and/or grooming facilities.
 - (38) Photography shops and studios.
 - (39) Plumbing, electrical, pool and home building supply showrooms and sales centers provided there is no outside storage associated with the use.
 - (40) Radio, recording or television studios and broadcasting stations, not including a transmission tower on the premises.
 - (41) Radio and television repair shops.
 - (42) Record and/or video sales and rental services.
 - (43) Rental facilities provided there is no merchandise stored outside of the building and/or tenant space.
 - (44) Restaurants and lounges.
 - (45) Shoe sales.
 - (46) Small appliance repair shops.

-
- (47) Sporting goods stores.
 - (48) Toy stores.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-04 Variance Request from front setback, 1601 Moba Drive

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is lot 5 in the MOBA Industrial Park with a lot size of 6.3 acres. The proposed development consists of a 25,000 SF 2-story office building, a 25,000 SF warehouse space with storage yard, and associated parking and loading area. The parcel has three road frontages, GA Hwy 74, Moba Way, and Moba Drive.

The applicant is requesting relief in the form of a variance from the front setback requirement [Section 1008.4(c) and (g)] of the GI, General Industrial zoning district, which requires a minimum front setback depth of 50 feet. The setback applies to buildings, parking, and service areas. The applicant is proposing a 20-foot reduction in the front setback depth along Moba Way and Moba Drive from 50 feet to 30 feet. The 60-foot tree-save landscape buffer required along the Hwy 74 frontage would remain undisturbed.

As part of the application, the applicant has included a justification narrative and the site plan showing the proposed development layout.

Variance Consideration

Section 1202 of the Zoning Ordinance, variances shall only be granted if:

(a) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or

(b) The application of the particular provisions of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Variance Criteria

Section 1207 of the Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made.

(a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

(b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;

(c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;

(d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and

(e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located. (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Justification Narrative
3. Proposed Site Plan



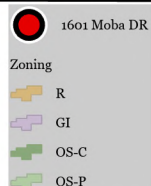
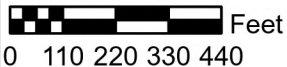
Zoning Map: 2025

1601 Moba DR
ZONED: GI

For information purposes only



1 inch = 400 feet





January 6th, 2025

Planning Department
Lora Hooks
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Variance Application for the Road Frontage of 1601 Moba Drive.

We are asking for a variance to encroach into the 50 ft setback along Moba Drive by 20 ft. This will reduce that setback to 30 ft. This variance request pertains to the following ordinance:

APPENDIX A – ZONING

ARTICLE X. – Requirements by District

Sec. 1008. - G1 general industrial district. (1008.4) Other requirements. (c) Minimum front setback depth: 50 feet. (g) No automobile parking or service areas will be permitted within the required front setback depth or within 50 feet of the property line of any adjoining residential zoning lot

We feel this variance request is justified due to the following reasons:

- 1601 Moba LLC currently owns lots 4 and 5 in the Moba Industrial Park. Prior to purchasing lots 4 and 5, we applied and received a variance to this setback on lots 6, 7, and 8.
- Lot 6 has been developed for Moon Valley Nurseries, a large tree farm. We have combined lots 7&8 and are currently developing it into a multi-Tenant Industrial building. Lots 6, 7, and 8 have been granted a variance to this setback and we are asking that lot 5 be granted this variance to line up with lot 6, 7, and 8.
- We are requesting that the building setback be reduced from 50 ft to 30 ft along Moba Dr to allow for parking to encroach into this setback. We are requesting that the building setback be reduced from 50 ft to 30 ft along Moba Way to line up with the 3 adjacent lots and allow our building to come within 30 ft of the ROW.
- Lot 5 contains three (3) public right of ways with one of them being State Route Hwy 74 S, which requires a 60 ft buffer. By granting the Moba Drive variance on the east side of the property, we intend to leave the 60 ft buffer undisturbed.
- While this project contains a small truck courtyard, we believe that our proposed development best minimizes the site views of our truck courtyard.



- This tract is unique due to its size and location on three (3) public right of ways; as well as an existing Georgia Power easement along the western portion of this site, therefore, we feel that the granting of a variance along Moba Drive would not create a precedent for future variances. There are only a limited amount of smaller industrial sites left in the City.
- With the proposed development of this site and granting of this variance, it will only enhance the general area and will not be a detriment to the City or any of the surrounding property owners.
- With the granting of this variance, we will still have the ability to landscape the 30 ft from the ROW to our buildings.
- Currently the 50 ft setback area along Moba Drive and Moba Way does not contain any mature vegetation that would be eliminated.

Based on these unique characteristics of this site, we are asking that you approve this variance as requested. If you have any questions or need any additional information, please do not hesitate to ask.

Sincerely,

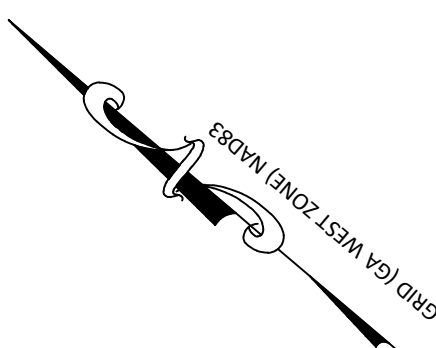
DocuSigned by:

Chuck Ogletree

576F06FE9BA94F3...

Chuck Ogletree

Southtree Commercial Development, LLC



1. **OWNER / DEVELOPER:**
1601 MOBA L.L.C. (a.k.a. SOUTHTREE COMMERCIAL)
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: CHUCK OGLETREE
PHONE: 770-631-0499
2. **ENGINEER:**
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK
PEACHTREE CITY, GA 30269
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: 678-552-2106
- SURVEYOR:**
W.S. BODKIN SURVEYING, LLC
315 CASTLEWOOD RD.
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
3. **SITE DATA:**
PARCEL: 1601 MOBA DR. LOT 5, MOBACORP INDUSTRIAL PARK
SITE AREA: 6.33 ACRES
TAX PARCEL ID NUMBER: 0609030
ZONING: G-1 (GENERAL INDUSTRIAL)
USE: OFFICE / WAREHOUSE WITH OUTDOOR STORAGE SPACE
** SEE BUILDING AREA / SUMMARY BELOW
4. **SETBACKS AND BUFFERS:**
30 FEET (FRONT BUILDING SETBACK) PROPOSED, VARIANCE APPLIED FOR
20 FEET (SIDE BUILDING SETBACK)
25 FEET (REAR BUILDING SETBACK)
60 FOOT HWY CORRIDOR BUFFER
(NOTE: ADDITIONAL BUFFER ZONE TO HIGHWAY PROFFERED BY THIS LAYOUT)
5. **BUILDING AREA:**
OVERALL BUILDING = 43,850 SF
OFFICE = 18,850 SF
WAREHOUSE = 25,000 SF
6. **PARKING SUMMARY:**
OFFICE/WAREHOUSE, NO MANUFACTURING - 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE OR ADMINISTRATIVE AREA
PLUS 1 SPACE FOR EVERY 2,500 SF OF STORAGE SPACE

>>> AT 18,850 SF OFFICE = 63 SPACES
>>> AT 25,000 SF WAREHOUSE = 10 SPACES
REQUIRED SPACES: 73 SPACES

TOTAL SPACES REQUIRED = 73 SPACES
TOTAL SPACES PROVIDED = 73 SPACES (100%)

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT, EXCEPT ALL END SPACES WHICH ARE 10 FT BY 18 FEET. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
7. **VARIANCES:** VARIANCE APPLIED FOR TO REDUCE SETBACK FRONT SETBACKS ON MOBA DRIVE
8. **FLOODPLAIN:** NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
9. **ECOLOGY:** WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
10. **UTILITIES:** WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
11. **STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT PROVIDED BY EXISTING FACILITIES AS PART OF MOBACORP INDUSTRIAL PARK, PROVIDING STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY ON FILE. ENGINEER WILL SHOW THAT ADDITION OF THE DEVELOPMENT ON THIS SITE IS STILL WITHIN THE ASSUMPTIONS OF THE ORIGINAL STUDY FOR THIS BASIN.
12. **LANDSCAPING:** A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF PEACHTREE CITY STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION AT A LATER TIME. A CONTINUOUS 60-FOOT-WIDE TREE-SAVE/LANDSCAPE BUFFER SHALL BE ESTABLISHED ADJACENT TO HIGHWAY 74.
13. **PLAN EXPIRATION:** CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.
14. **ARCHITECTURAL REVIEW:** PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

 HIGHLAND LAND PLANNING 5201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30249 COA No. IPB040868 Exp. 06/30/2024 DRAWING NO. C200	ENGINEERED CONCEPT PLAN FOR MOBACORP LOT 5 LAND LOTS 33 AND 34 OF THE 6TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA	MOBA LOT 5 CONCEPT			Date: 1/3/25	Drawn by: JLV	Check by: JLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
--	---	-----------------------	--	--	--------------	---------------	---------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-05 Variance Request from front setback, 1800 Moba Drive

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is lot 4 in the MOBA Industrial Park, which has a lot size of 4.2 acres and frontage on the cul-de-sac of Moba Drive. The proposed development consists of an 18,000 SF 2-story office building, with an 8,000 SF indoor training facility for veterans, and associated parking. The lot is triangle-shaped and has steep topography issues.

The applicant is requesting relief in the form of a variance from the front setback requirement [Section 1008.4(c) and (g)] of the GI, General Industrial zoning district, which requires a minimum front setback depth of 50 feet. The setback applies to buildings, parking, and service areas. The application proposes a 20-foot reduction in the front setback depth along Moba Drive from 50 feet to 30 feet.

As part of the application, the applicant has included a justification narrative and a site plan showing the proposed development layout.

Variance Consideration

Section 1202 of the Zoning Ordinance, variances shall only be granted if:

(a) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or

(b) The application of the particular provisions of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Variance Criteria

Section 1207 of the Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made.

(a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

(b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;

(c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;

(d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and

(e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located. (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

Budget Impact:

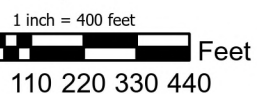
There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Justification Narrative
3. Proposed Site Plan



For information purposes only





January 6th, 2025

Planning Department
Lora Hooks
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Variance Application for the Road Frontage of 1800 Moba Drive.

We are asking for a variance to encroach into the 50 ft setback along Moba Drive by 20 ft. This will reduce that setback to 30 ft. This variance request pertains to the following ordinance:

APPENDIX A – ZONING

ARTICLE X. – Requirements by District

Sec. 1008. - G1 general industrial district. (1008.4) Other requirements. (c) Minimum front setback depth: 50 feet. (g) No automobile parking or service areas will be permitted within the required front setback depth or within 50 feet of the property line of any adjoining residential zoning lot

We feel this variance request is justified due to the following reasons:

- 1601 Moba LLC currently owns lots 4 and 5 in the Moba Industrial Park. Prior to purchasing lots 4 and 5, we applied and received a variance to this setback on lots 6, 7, and 8.
- Lot 6 has been developed for Moon Valley Nurseries, a large tree farm. We have combined lots 7&8 and are currently developing it into a multi-Tenant Industrial building. Lots 6, 7, and 8 have been granted a variance to this setback and we are asking that lot 4 be granted this variance to line up with lot 5, 6, 7, and 8.
- We are requesting that the building setback be reduced from 50 ft to 30 ft along the cul-de-sac of Moba Dr to allow for parking.
- Lot 4 contains several topographical and shape challenges that make practical development of this site difficult.
- The east side of the property has a severe slope of approximately 15 feet from building pad elevation to the property line. The intention is to leave this area undisturbed and create a buffer between the adjacent cart path and the new development.
- Additionally, the west side of the property has two large sanitary sewer easements running through it creating an unusable area.
- The topography on the north side of the property also faces challenges with an approximately 20-foot increase in elevation from the building pad to the property line.
- With this being a cul-de-sac lot, the depth of the property is minimal and not practical for sufficient development.
- Less than 50% of 4.226 acre tract is suitable for development.



- With the proposed development of this site and granting of this variance, it will only enhance the general area and will not be a detriment to the City or any of the surrounding property owners.
- Currently the 50 ft setback area along Moba Drive does not contain any mature vegetation that would be eliminated.
- With the granting of this variance, we will still be able to maintain a mature, established buffer between the cart path and the building.

Based on these unique characteristics of this site, we are asking that you approve this variance as requested. If you have any questions or need any additional information, please do not hesitate to ask.

Sincerely,

DocuSigned by:

Chuck Ogletree

576F00FE9DA94F3...

Chuck Ogletree

Southtree Commercial Development, LLC



SSMH
TOP:808.97
LI:799.82
/ I.O.:798.27

SSMH
TOP:778.76
LI:761.11
I.O.:761.01

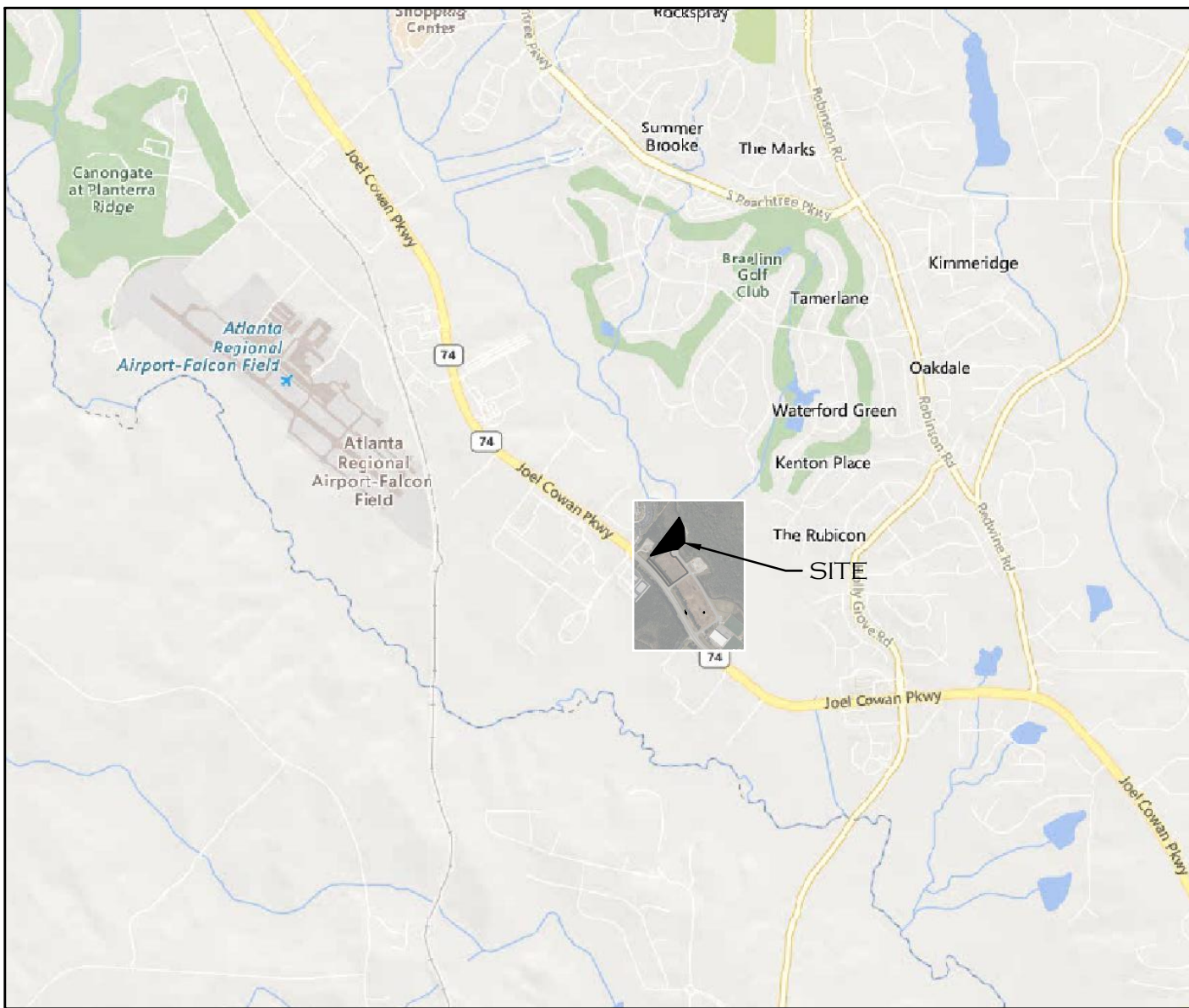
VETERAN'S INDOOR ATHLETIC
TRAINING FACILITY
8,000 SF

OFFICE/WAREHOUSE
(2-STORY)
18,000 SF

OPEN SPACE
PB:100 PG:253

EXISTING 50 FT
FRONT SETBACK

-PROPOSED 30 FT
FRONT SETBACK



SITE PLAN NOTES:

- OWNER / DEVELOPER:
1601 MOBA L.L.C. (a.k.a. SOUTHTREE COMMERCIAL)
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: CHUCK OGLETREE
PHONE: 770-631-0499
- ENGINEER:
HIGHLAND LAND PLANNING, LLC
201 PROSPECT PARK
PEACHTREE CITY, GA 30269
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: 678-552-2106
- SURVEYOR:
W.S. BODKIN SURVEYING, LLC
315 CASTLEWOOD RD
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
- SITE DATA:
PARCEL: 1800 MOBA DR. LOT 4, MOBACORP INDUSTRIAL PARK
SITE AREA: 4.22 ACRES
TAX PARCEL ID NUMBER: 0609029
ZONING: G-1 (GENERAL INDUSTRIAL)
USE: OFFICE/GYM
** SEE BUILDING AREA / SUMMARY BELOW
- SETBACKS AND BUFFERS:
30 FEET (FRONT BUILDING SETBACK) PROPOSED, VARIANCE APPLIED FOR
20 FEET (SIDE BUILDING SETBACK)
25 FEET (REAR BUILDING SETBACK)
60 FOOT HWY CORRIDOR BUFFER
- BUILDING AREA:
OVERALL BUILDING = 26,000 SF
OFFICE = 8,000 SF
WAREHOUSE = 10,000 SF
INDOOR ATHLETIC TRAINING FACILITY = 8,000 SF
* NOTE: A CONDITIONAL USE PERMIT REQUIRED FOR INDOOR ATHLETIC TRAINING FACILITY.
- PARKING SUMMARY:
OFFICE: 1 SPACE FOR EVERY 250 SF @ 8,000 SF
REQUIRED SPACES: 32 SPACES
FARM (WAREHOUSE): 1 SPACE PER 2,500 SF @ 10,000 SF
REQUIRED SPACES: 4 SPACES
INDOOR ATHLETIC TRAINING FACILITY: 1 SPACE FOR EVERY 200 SF @ 8000 SF
REQUIRED SPACES: 40 SPACES

TOTAL SPACES REQUIRED = 76 SPACES
TOTAL SPACES PROVIDED = 78 SPACES (SHOWN)

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT. EXCEPT ALL END SPACES WHICH ARE 10 FT BY 18 FEET. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
- VARIANCES: VARIANCE FOR APPLIED FOR TO REDUCE SETBACK FRONT SETBACKS ON MOBA DRIVE
- FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
- ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY AND SEWERAGE WATER AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
- STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY A PROPOSED ABOVE GROUND STORMWATER MANAGEMENT FACILITY BY ATTENUATING THE DESIGN STORM EVENTS AS WELL AS TREATING THE REQUIRED RUNOFF REDUCTION VOLUME.
- LANDSCAPING: A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF PEACHTREE CITY STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION AT A LATER TIME. A CONTINUOUS 60-FOOT-WIDE TREE-SAVE/LANDSCAPE BUFFER SHALL BE ESTABLISHED ADJACENT TO HIGHWAY 74.
- PLAN EXPIRATION: CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE PLAN APPLICATION HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.
- ARCHITECTURAL REVIEW: PROJECT SITE IS WITHIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE REQUIRES AN ARCHITECTURAL REVIEW BY THE PLANNING COMMISSION.

[illegible]MOBA LOT 4
CONCEPT

ENGINEERED CONCEPT PLAN
FOR
MOBACORP LOT 4

LAND LOTS 33 AND 34 OF THE 6TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA



HIGHLAND
LAND PLANNING

DRAWING NO
C200

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-06 Variance Request to allow a curb cut onto a collector road,
405 Robinson Rd.

Recommendation:

Should the City Council decide to approve the variance request, staff recommends the following conditions be adopted:

1. A licensed engineer shall certify that adequate site distance exists at the new curb cut location per the latest edition of the "Policy on Geometric Design of Highways and Streets" by the American Association of State Highway Transportation Officials (AASHTO). The property owner is to provide the engineer's report at the time of submission for a building permit.
2. Curb cut shall be a minimum of 20 feet, measured from back of curb, to any property line, as stated in Sec. 803 - Design/construction standards of the Peachtree City Land Development Ordinance.

Discussion:

The applicant is requesting relief from Section 803(a)(6) of the Land Development Ordinance, which states there shall be no direct residential access onto a collector road unless a variance is granted by the City Council. The request is for a new driveway cut on Robinson Road, which is designated as a community collector road.

The property was part of a larger lot that was rezoned in 1995 from ER, Estate Residential to LUR-4, Limited-use Residential, 4, to allow the property to be subdivided into two lots, tract 1 and tract 2. Since the ER zoning district required a minimum lot size of 3 acres, the rezoning provided for each lot to be approximately 2.5 acres. The rezoning plat included a 20-foot access easement that spanned the property line between the parcels, giving them an option to locate a shared driveway in the easement. Tract 1, 403 Robinson Road, was developed in 1996 with a driveway located in the easement, while tract 2, 405 Robinson Road, has yet to be developed.

As part of the application, the applicant has included a soil survey and a letter from the

septic company supporting their request for a new driveway location. The results of the soil study show the soil quality required for the septic system is only located in the northwest corner of the property adjacent to Robinson Road and the parcel to the north (Tract 1). According to the applicant's provided correspondence, reasoning is given as to why the soil is required to be undisturbed for the septic system installation and further explains how it would prevent the driveway from being constructed in this area.

There is an existing curb cut for this parcel (Tract 2) located at the south corner of the property that is not currently in use. However, per Section 803(a)(4), curb cuts onto arterial and collector streets shall not be closer than 20 feet, measured from the back of the curb, to any property line in all zoning districts. The existing curb cut does not meet the ordinance requirement, thus the applicant is requesting a new curb cut, as shown in the proposed site plan.

In addition to the soil report, the application documents include a survey of the property, a site plan showing the proposed location for the new driveway, a written narrative responding to the variance criteria, and letters of support from neighbors at 403 and 413 Robinson Road.

Variance Criteria

Section 803 of the Land Development Ordinance states a variance may be granted if all of the following requirements are met:

- (a) There are extraordinary exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; and*
- (b) The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; and*
- (c) Relief, if granted, would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; and*
- (d) A literal interpretation of this ordinance would deprive the applicant of any rights that others in the same district are afforded; or would deprive the applicant from access to their property; and*
- (e) The special conditions and circumstances are not a result of any actions of the applicant; and the applicant has demonstrated that there is no other way to access their property and*
- (f) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.*

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Justification Narrative

3. Site Survey
4. Site Plan
5. Septic Letter
6. Neighbor Letters of Support



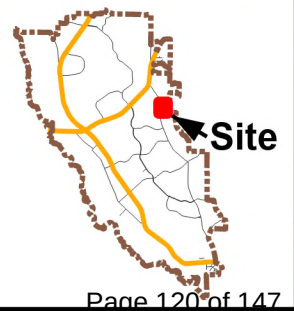
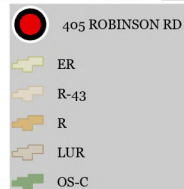
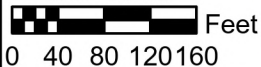
Zoning Map: 2025

405 ROBINSON RD
ZONED: LUR-4

For information purposes only



1 inch = 167 feet



February 2nd, 2025

Shawn V. & Megan D. Campbell

405 Robinson Road

Peachtree City GA 30269

(678) 215-3065 shawn@vanjackings.com

Dear City Council:

We are requesting a variance in accordance with Peachtree City's Code of Ordinances, Appendix B, Article VIII, Section 803 – Design/Construction Standards, specifically subsection (a)(6) which states "No direct residential access (drive cuts) onto arterials and collector thoroughfares shall be allowed unless a variance is first granted by the City Council of Peachtree City. A variance may be granted if all of the following requirements are met:"

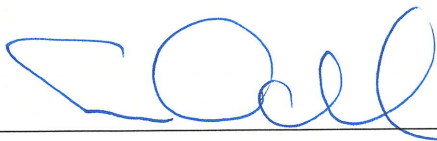
- a. There are extraordinary exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; and
- b. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; and
- c. Relief, if granted, would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; and
- d. A literal interpretation of this ordinance would deprive the applicant of any rights that others in the same district are afforded; or would deprive the applicant from access to their property; and
- e. The special conditions and circumstances are not a result of any actions of the applicant; and the applicant has demonstrated that there is no other way to access their property and
- f. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

For clarity, we will relist each requirement below and our compliance with each.

- A. There are extraordinary exceptional, or peculiar conditions pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district; and
 - a. Without a new driveway from Robinson Road, we cannot access our property. The larger parcel has been subdivided several times over the past 30 years, with our 2.5 acre lot being the last remaining. Current access easement to the north is on privately-owned property (403 Robinson Road) and not usable. We have a signed, notarized letter from the current owners.

- B. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship; and
- a. We currently have no direct, unhindered access to our property from Robinson Road, thus making the property unusable for a residence. Currently, the city expects us to use the driveway at 403 Robinson to share access to our property, but we cannot for two main reasons: 1) the owners of 403 Robinson will not allow us to share a driveway and construction entrance for obvious reasons, and 2) any entryway from the shared driveway would pass over the only portion of the land where our septic system can go, thus making it unfeasible.
- C. Relief, if granted, would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations; and
- a. There are currently accessible driveways on either side of our proposed entrance from Robinson Road. Our driveway would no further impede or hinder the current traffic conditions on Robinson Road nor pose any more of a threat to public welfare than the neighboring driveways. On the contrary, by granting us permission to construct a new driveway, you would be avoiding the potential safety hazards that would come from two separate families sharing a single vehicle width driveway.
- D. A literal interpretation of this ordinance would deprive the applicant of any rights that others in the same district are afforded; or would deprive the applicant from access to their property; and
- a. This ordinance literally deprives us from accessing our property. No stronger case can be made for our variance than this.
- E. The special conditions and circumstances are not a result of any actions of the applicant; and the applicant has demonstrated that there is no other way to access their property and
- a. We have explored alternatives and even paid for multiple land surveys and soil tests to ensure the information we had was accurate. There is no way to access the property other than directly from Robinson Road.
- F. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.
- a. We would not be granted any special privileges should the council decide to approve our variance request. We are merely complying with the necessary steps set forth by the council to receive such a variance and others in the district are afforded the opportunity to do the same.

Applicant's Printed Name SHAWN CAMPBELL

Applicant's Signature 

Date 2-3-2025

20' Common Drive
Access Easement

403 Robinson Rd.

405 Robinson Rd.

413 Robinson Rd.

**TRACT 2 OF
REBECCA COFFEE KERN PROPERTY**
PLAT BOOK 26, PAGE 171

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	3347.41'	01°48' 51"	105.98'	105.98'	53.00'	N 08°03' 30" W

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 20,521 ft. and an angular error of 10 seconds per angle point, and is UNADJUSTED. A TOPCON GTS 8203 was used to obtain linear and angular measurements.

It is my professional opinion, that this plot is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed and plotted with the best skill and care possible, and is correct within one foot in 40,000 feet.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-8-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-8-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE, OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BOUNDARIES, OR OTHER SIMILAR MATTERS. OTHER CONDITIONS OR EXCLUSIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording instrument is not subject to the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAWING SAID PERSON, PERSONS OR ENTITY.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 13113C0091E
Dated: SEPTEMBER 28, 2008

In my professional opinion, this property
does not lie within the 100 year flood plain
as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 13113C0091E
Dated: SEPTEMBER 26, 2008

PREPARED FOR:

SHAWN CAMPBELL

BOUNDARY AND TOPOGRAPHIC SURVEY

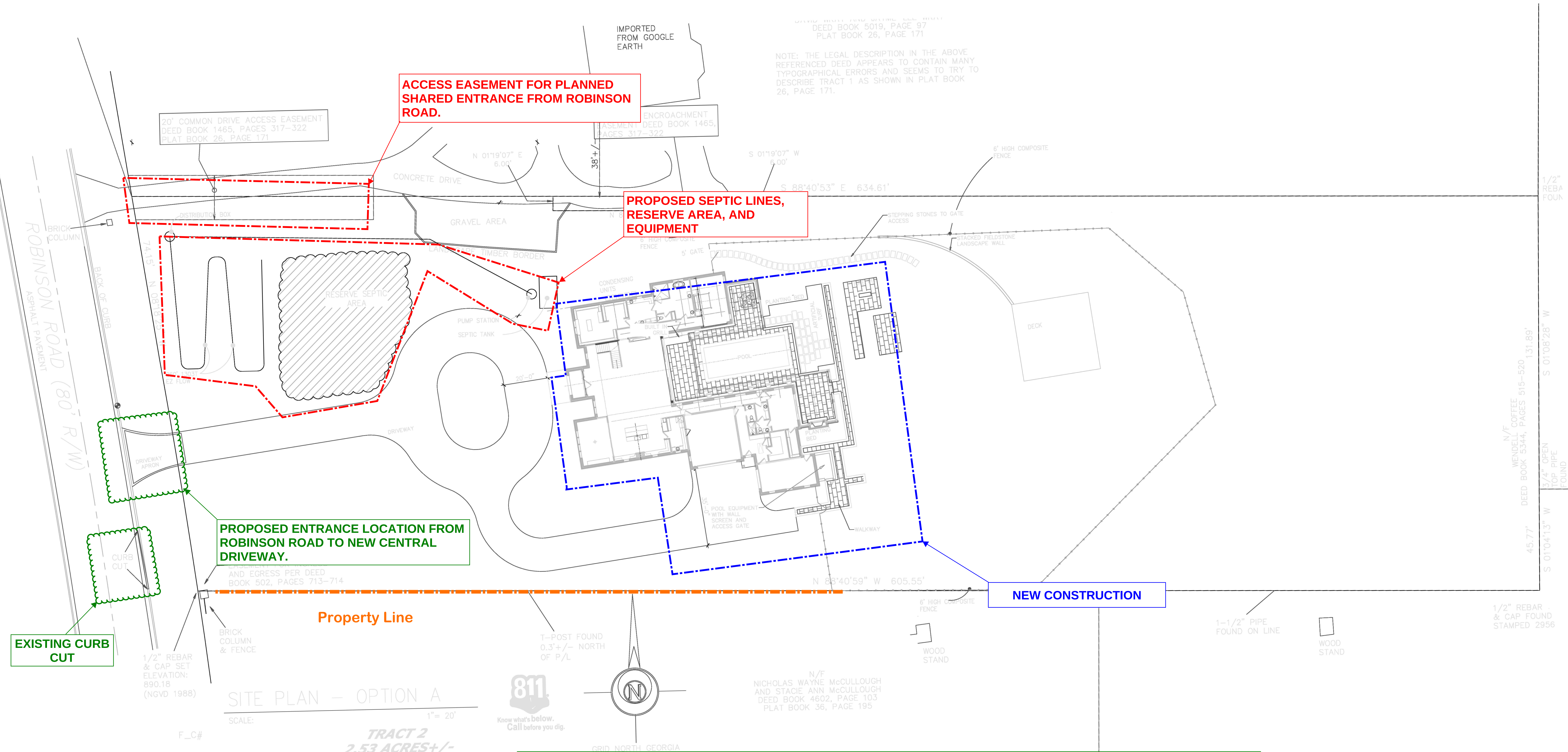
**W.D. Gray and
Associates, Inc.**
LSF000701

land surveyors - planners			
160 GREENCASTLE ROAD	SUITE B	TYRONE	
GEORGIA	30290		
PH. 770-486-7552	FAX	770-486-0496	

GRAPHIC SCALE: 1 inch = 30 feet

A horizontal scale bar divided into four equal segments. The first segment is black, the second is white, the third is black, and the fourth is white. Below the bar, the markings 0', 30', 60', and 90' are aligned with the segment boundaries.

LAND LOT: 67	DATE OF SURVEY: 03-19-2024 TO 03-21-2024
7th DISTRICT	DATE OF DRAWING: 04-09-202
CITY OF PEACHTREE CITY FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 30'	JOB NO. 2402010





DRAWN	CHECKED	APPROVED
-------	---------	----------

SHEET TITLE	PROJECT NAME
SITE PLAN - VARIANCE OPTION A	RESIDENCE FOR MEGAN AND SHAWN CAMPBELL, 605 ROBINSON ROAD, PEACHTREE CITY, GA 30268

REPRODUCTION RESTRICTION This drawing is the property of the Architect and may not be copied or reproduced without the written permission of the Architect.	
PROJECT NO.	DATE
2024103.00	1 FEB. 2025



Long's Backhoe, Grading & Septic, LLC
Terry & Ruthann Long
1530 Hwy 92 North
Fayetteville, GA 30214
O: 770-964-7043
TerryALong48@gmail.com
Longsepticandgrading.com

TO: Whom it may concern

February 6, 2025

RE: Septic System location @ future build site of 405 Robinson Road, PTC

To Whom It May Concern,

The new home site for the above said property will be required to have a designated area for the initial septic system as well as a reserved area designated for the secondary septic system. The location of both systems is contingent upon the quality of the soil. This is determined from the results of a Level III soil study which has already been conducted for this property.

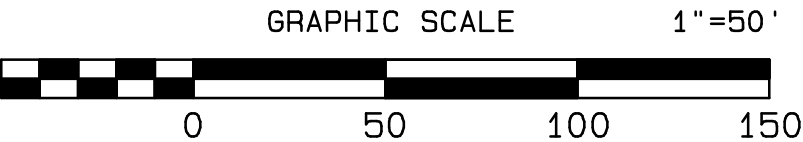
According to the soil study, the initial septic system will be best placed in the Pacolet soil area located at the front left of the lot bordering Robinson road because it has the best percolation rate and is the only area on the entire property with this quality soil. Due to the set-backs required in septic system installations, the entire area of Pacolet soil designated on the soil report will need to be undisturbed for the septic system installation due to state requirements..

The reserved area for the secondary septic system, which will be required to be designated prior to construction by the environmental health department, will need to be in the cecil soil which is located in the front right of the property also bordering Robinson Road. If a driveway is installed, it can not be constructed over the said area for the reserved septic system and will need to remain mostly to the right side property line thus leaving enough area for the drainfield lines.

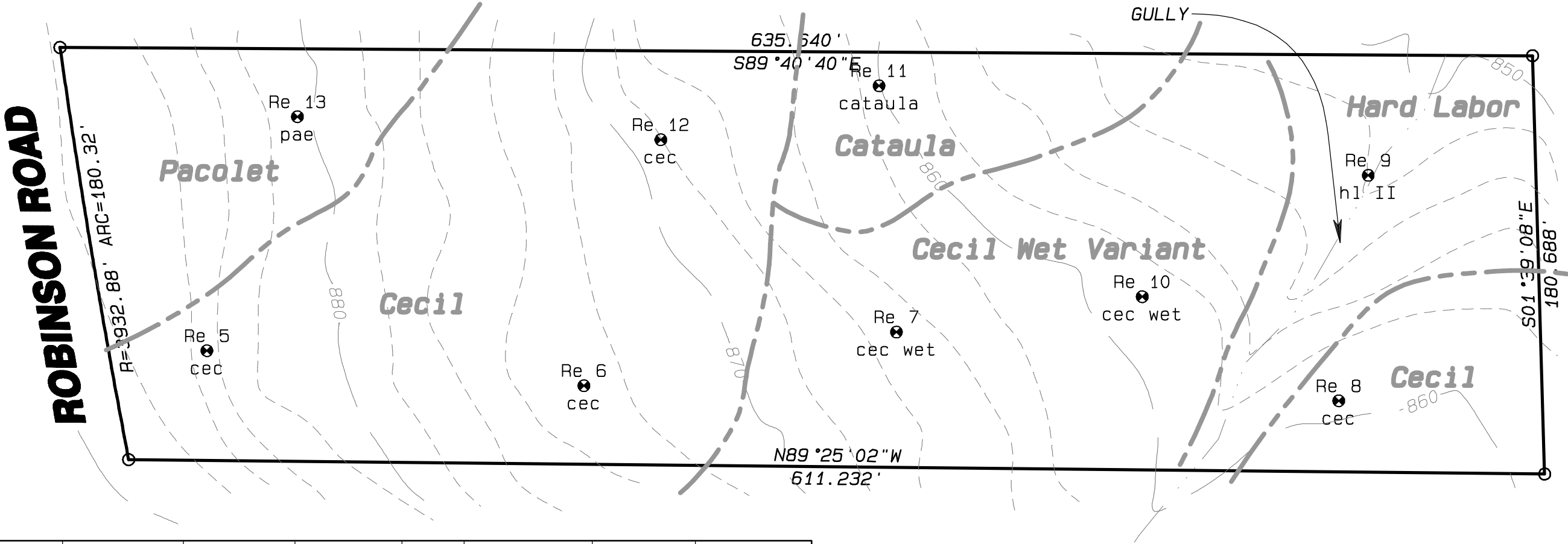
Please feel free to contact us to discuss anything further if needed.

Kind Regards,

Terry Long & Ruthann Long



CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance
B	Some rock and or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be no rock limiting. Holes have been bored at least 72" deep within this unit with a hand auger.
C	Due to water table, flooding, and or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. (Your Health Department can discuss with you if an alternate system might be an option for your situation.)
F	Normally considered unsatisfactory for use for conventional absorption fields.



SOIL TYPE	Slope %	Water inches	Resistance inches	Code	Trench Depth inches	Perk Rate min/in	Infil. Rate gal/sf/day
Cataula	3 - 8	p36	>72	C	8 - 24	75	0.10
Cecil	5 - 10	>72	>72	A	24 - 48	65	0.10
Cecil Wet Variant	2 - 8	>48	>72	A	18 - 24	75	0.10
Hard Labor	3 - 8	a36	>36	C	8 - 16	85	0.09
Pacolet	4 - 12	>72	>72	A	24 - 48	45	0.10

p = perched water table, a = apparent water table nsd = Not Sufficient Data

LEVEL III SOILS STUDY
405 ROBINSON ROAD
L.L. 67, DISTRICT 7, FAYETTE CO, GA

FOR
Shawn Campbell
1004 Sterling Point
Peachtree City, Georgia 30269-3600
678 215 3065



RESOURCE ENGINEERS
INCORPORATED

DATE: FEBRUARY 13, 2024

8305 SPENCE ROAD
FAIRBURN, GEORGIA 30213
TTO 969 8923

EMAIL: RESO_ENG@COMCAST.NET

Job No. 4713

Dear City Council:

We are the property owners of 403 Robinson Road in Peachtree City, and we writing this letter in support of Shawn and Megan Campbell's request for a new road front driveway for their proposed home build next door to us at 405 Robinson Road. We understand under the current plat that we would share a single driveway with access from Robinson Road. This access easement was based on the previous landowner splitting the land amongst family and doesn't make sense today with separate owners (unrelated) having different parcels. Our driveway is our own and we don't want to share it with a neighboring property, nor do we want our personal property or privacy violated with construction vehicles and equipment for the next eighteen months of their project.

They need their own personal driveway that is located solely on their property and allows access strictly for their residence. To share a driveway between two families on adjacent properties is intrusive, unsafe, and impractical.

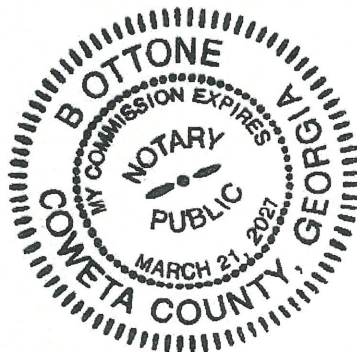
Sincerely,



David and Jayme Wray

Notary Information Below

Bottom
Exp 3/21/27





Nicholas W. McCullough

413 Robinson Road
Peachtree City, GA 30269
678-858-2120 / nickmccullough@msn.com

March 12, 2025

To whom it may concern:

This letter is to inform you that we agree with the city council permitting a driveway cut to access the lot at 405 Robinson Road, but only if it is allowed to be cut in the center section of the lot and not using the old curb cut from my old driveway entrance. My family has already been in three automobile accidents trying to turn into our driveway. If the new driveway is right beside mine, it will be dangerous to my family. Any more traffic in or around our private driveway would only increase the probability of another accident.

Respectfully,

Nicholas W. McCullough
413 Robinson Road
Peachtree City, GA 30269

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/13/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: 03-25-07 Special Use Permit to allow golf cart rental, sales and service, 1001 Moba Drive

Recommendation:

Should the City Council decide to approve the special use permit request, staff has no recommended conditions.

Discussion:

The property owner of 1001 Moba Drive is requesting a Special Use Permit (SUP) to allow a golf cart rental, sales and service facility. The building that will house this particular use is currently under construction and is scheduled for completion in Q3 of this year (2025). For a use to qualify for a Special Use Permit in a GI, General Industrial zoning district, the use must be permitted in the LI, Light Industrial District. A golf car rental, sales and service facility is a permitted use in the LI district.

Sec. 1007.2 - LI (Light Industrial District) Permitted Uses:
(cc) Golf cart rental, sales and service facility;

In addition to the proposed use occupying an existing building and being permitted in the LI district, the use shall also meet the following qualifications:

- Be appropriately accommodated on the specific property;
- Be in conformance with the comprehensive plan;
- Be operated in a manner that is compatible with the surrounding land uses and overall character of the immediate area; and
- Promote and protect the public interest and general welfare of the citizens of the city

As part of the application, the applicant has provided a narrative explaining the details of their request and a site plan of the property.

Considerations for a Special Use Permit

Per Section 1008.5.3 of the Zoning Ordinance, the city council shall consider the following criteria:

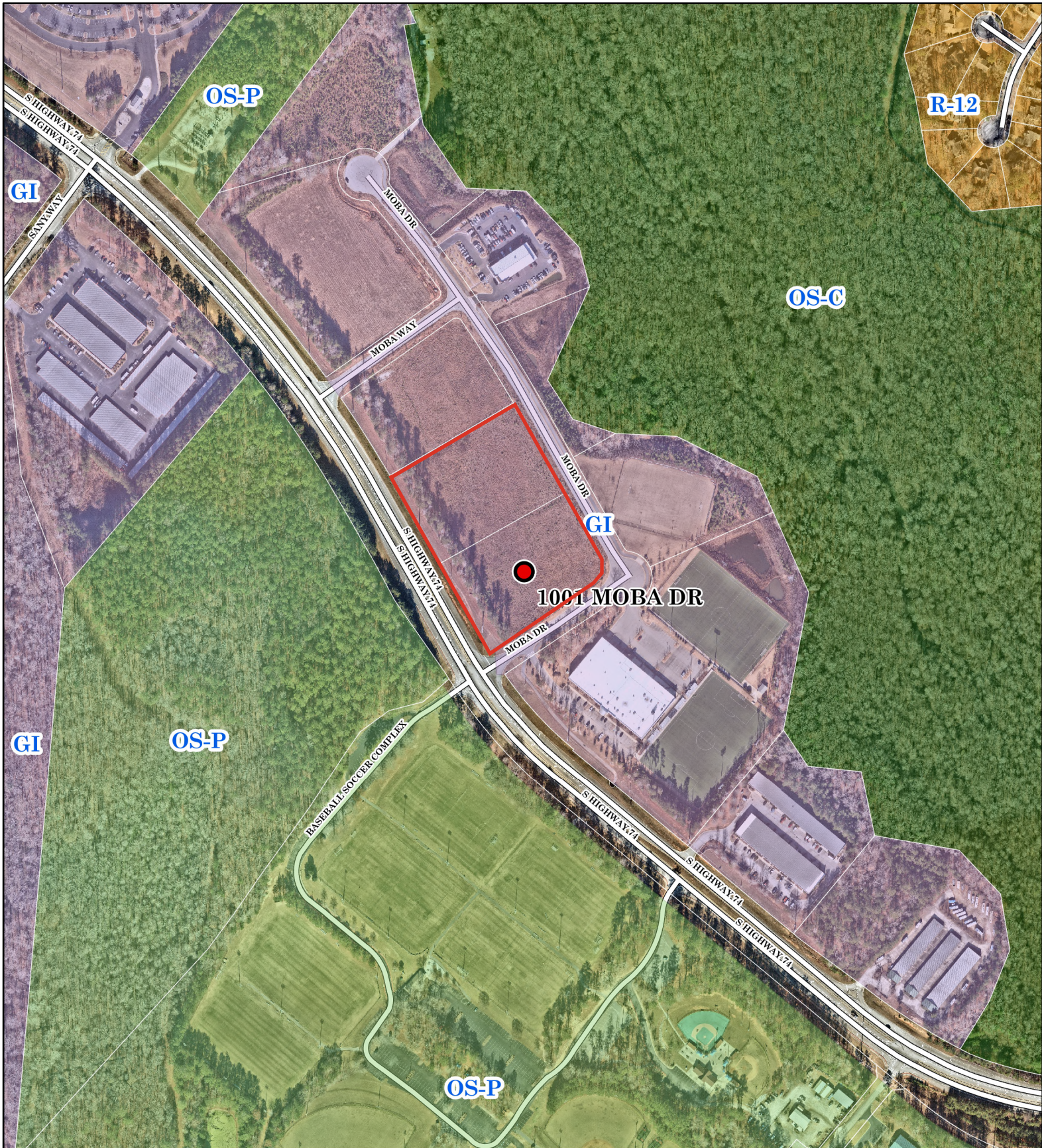
- (a) Compatibility of the proposed use and location with the policies established in the comprehensive plan.*
- (b) Compatibility of the proposed use with the character of adjacent properties and the surrounding neighborhoods and with existing and proposed development.*
- (c) Availability of, or ability to provide, adequate utilities, drainage, parking and loading space, lighting, screening, landscaping and open space.*
- (d) Provision of safe and convenient vehicular, pedestrian, bicycle, and alternate modes of transportation.*
- (e) Compatibility of the proposed use with the intent and function of the GI zoning district.*
- (f) Compliance with applicable performance standards and requirements as set forth in the city's land development ordinance.*

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Justification Narrative
3. Site Plan



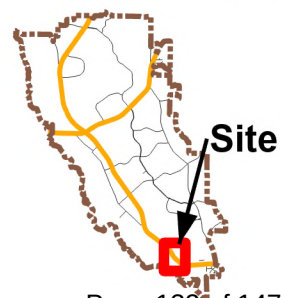
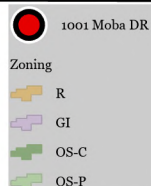
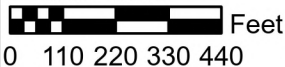
Zoning Map: 2025

1001 Moba DR
ZONED: GI

For information purposes only



1 inch = 400 feet





January 6th, 2025

Planning Department
Lora Hooks
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Special Use Permit for the building under construction at 1001 Moba Drive.

We are asking for a special use permit to allow for Botero Carts to lease space at the building under development at 1001 Moba Drive. Botero will have the following use of the space:

Assembly, distribution, and sale of golf carts

We feel this special use permit request is justified due to the following reasons:

- Goals of the Comprehensive Plan:
 - Land Use and Development Patterns
 - This facility follows the goal of “promoting industrial uses in the industrial parks”. While Botero has a retail component, a large portion of their business will focus on the assembly and distribution of golf carts which can be considered an industrial use.
 - Natural Resources
 - This parcel of land is part of a master development that includes offsite detention and water quality treatment. All stormwater plans have already been approved by the city for this development and this special use will not increase any stormwater needs.
 - Economic Development
 - Botero Carts is currently located in Peachtree City. They have outgrown their current facility and have explored options to relocate outside the city and county. This new facility will be a long-term lease and will allow them to keep their business and jobs in the city for the foreseeable future.
- Neighboring properties in the development include B2B and B2C industrial uses such as Let’s Go Pickleball (located in the same building), Moon Valley Nurseries, and Earl’s Quality Car Care. We believe that Botero Carts fits in with the industrial uses in the area while allowing for a retail consumer component.
- This use still allows for all developmental standards to be met, including adequate utilities, stormwater drainage, parking, loading areas, landscaping, and other development standards required by the City’s Zoning and Land Development Ordinances. A building permit has been issued for the entire project, which includes 104,850 square feet of space with industrial uses with a completion date of Q3 of 2025. As such, the building has already been approved by the city to meet these developmental standards.
- The project meets adequate parking and transportation requirements as shown on the building plans.



- This use fits with other similar facilities in the Peachtree City area that are also on land zoned for industrial use. Please see attached spreadsheet for examples of these facilities.
- The City allows for a special use permit to be issued under GI zoning with the following conditions:
 - Occupy an existing building
 - While not an existing building, this building is under construction and will be completed in Q3 of 2025.
 - Be appropriately accommodated on the specific property
 - Between the front and rear entry points of the space and the location in the building, Botero can accommodate their business operations.
 - Be in conformance with the comprehensive plan
 - See previous bullet points for comprehensive plan goals.
 - Be operated in a manner that is compatible with the surrounding land uses and overall character of the immediate area
 - The existing businesses in Moba Industrial Park all cater to the general public of Peachtree City. Botero will continue with a similar approach.
 - Promote and protect the public interest and general welfare of the citizens of the city
 - As golf cart traffic continues to increase in the area due to the adjacent cart paths and businesses in this community, Botero will provide a much-needed service that will benefit the citizens of Peachtree City. While most of the golf cart facilities are located in the central part of Peachtree City, Botero will fill a need for the citizens on the south side of the city.
 - The use is a permitted use in the light industrial zoning district
 - This use is permitted under LI zoning as a "Golf cart rental, sales and service facility".

Based on this reasoning, we believe that Botero Carts would be an appropriate fit for this development and warrants a special use permit. If you have any questions or need any additional information, please do not hesitate to ask.

Sincerely,

DocuSigned by:
Chuck Ogletree
576F06FE0BA04F3
Chuck Ogletree
Southtree Commercial Development, LLC

GOLF CART FACILITIES IN INDUSTRIAL ZONING		
Zoning	Name	Address
GI	ROC Wheels	150 Huddleston Road
GI	Botero Carts	150 Huddleston Road
GI	Bulldog Golf Cars	142 Huddleston Road
GI	3 Guys Golf Carts	210 Kelly Drive
GI	Golf Cart Masters	313 Dividend Dr, Ste 500
GI	John's Golf Car Service	253 Tiger Way
LI	GoTow Sales Rescue Repair	100 Clover Green

DUMPSTER ENCLOSURE NOTES:

1. A MASONRY SCREEN SHALL ENCLOSE THE BACK AND SIDES OF ALL TRASH CONTAINMENT AREAS.
2. THE MASONRY WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT OR TWO FEET TALLER THAN THE HIGHEST POINT OF THE TRASH CONTAINMENT DEVICE.
3. THE MASONRY WALL SHALL BE FINISHED IN A MANNER WHICH IS COMPATIBLE WITH THE DESIGN. MATERIALS AND COLOR SELECTIONS USED ON THE PRINCIPAL BUILDING.
4. ALL UNFINISHED SURFACES ON THE INTERIOR OF THE TRASH CONTAINMENT AREA SHALL BE PAINTED OR STAINED BLACK OR DARK BROWN.
5. ALL TRASH CONTAINMENT DEVICES SHALL BE PLACED ON A CONCRETE PAD THAT IS DESIGNED TO PROVIDE ADEQUATE SUPPORT FOR THE DEVICE AND TO ALLOW FOR POSITIVE DRAINAGE.
6. THE CONCRETE PAD SHALL EXTEND AS SHOWN, OR A MINIMUM OF EIGHT FEET IN FRONT OF THE TRASH CONTAINMENT AREA TO PROVIDE SUPPORT FOR THE FRONT WHEELS OF THE SERVICE VEHICLE.
7. GREASE RECEPTACLE CONTAINERS SHALL BE PLACED WITHIN APPROPRIATE SPILL CONTAINMENT DEVICES.
8. THE TRASH CONTAINMENT AREA SHALL CONFORM TO PEACHTREE CITY WATER AND SEWERAGE AUTHORITY AND FAYETTE COUNTY HEALTH DEPARTMENT REGULATIONS.
9. RUBBER LIDS, RUBBER INSERTS AND RUBBER FEET SHALL BE SPECIFIED ON ALL TRASH CONTAINMENT DEVICES TO ASSIST IN REDUCING NOISE WHEN THE DEVICES ARE BEING EMPTIED.
10. THE FRONT OF ALL TRASH CONTAINMENT AREAS SHALL BE DESIGNED WITH A SOLID WOOD OR METAL GATE WITH APPROPRIATE SUPPORT POSTS AND LOCKING DEVICES.
11. THE GATE SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT OR TWO FEET TALLER THAN THE HIGHEST POINT OF THE TRASH CONTAINMENT DEVICE.
12. GATES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND KEPT CLOSED WHEN THE TRASH CONTAINMENT DEVICES ARE NOT BEING USED.
13. SEE DETAILS ON C706 WITH SPECIFIC INFORMATION ON EXTERIOR MATERIALS PROVIDED AS PART OF THE ARCHITECTURAL PLANS.

SITE PLAN LEGEND:

- = PROPERTY LINE - SEE PLAT FOR DETAILS
- ③ = PARKING COUNT NUMBERS
- △ = HEAVY DUTY CONCRETE - SEE DETAIL ON SHEET C700
- = MEDIUM DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- = SIGN POST

SITE PLAN NOTES

1. OWNER / DEVELOPER:
1401 MOBA L.L.C. (A.K.A. SOUTHTREE COMMERCIAL)
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: TOMMY WEBB
PHONE: 770-631-0499
2. ENGINEER:
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: H(770) 631-0499
3. SURVEYOR:
INTEGRATED SCIENCE & ENGINEERING, INC.
1039 SULLIVAN ROAD, SUITE 200
NEWNAN, GA 30265
CONTACT: LARRY J. SEABOLT, R.L.S.
PHONE: 678-552-2106
4. SITE DATA:
PARCEL: LOTS 7 & 8, MOBACORP INDUSTRIAL PARK
TAX PARCEL ID NUMBER: 0609 032 & 0609 033
ZONING: G-1 (GENERAL INDUSTRIAL)
USE: INDOOR ATHLETIC TRAINING FACILITY AND OFFICE / WAREHOUSE
** SEE BUILDING AREA / SUMMARY BELOW
5. TOTAL SITE AREA = 6.47 ACRES (COMBINED) AC.
TOTAL DISTURBED AREA = 6.4 AC
IMPERVIOUS AREA = 4.75 AC.
6. 24 HOUR CONTACT: TOMMY WEBB, 678-485-9037
7. SETBACKS:
30 FEET (FRONT BUILDING SETBACK, LOT 7 & 8*)
20 FEET (SIDE BUILDING SETBACK)
50 FEET (REAR BUILDING SETBACK)
* SEE NOTE 11
8. BUFFERS:
60' HIGHWAY CORRIDOR BUFFER
9. BUILDING AREA:
OVERALL BUILDING = 104,850 SF
BUILDING 1 = 51,750 SF (USE: INDOOR ATHLETIC TRAINING FACILITY)
BUILDING 2 = 53,100 SF (USE: OFFICE/WAREHOUSE)
10. PARKING SUMMARY:
- COMMERCIAL RECREATION FACILITY = 1 SPACE FOR EVERY 200 SQUARE FEET OF GENERAL FLOOR AREA PLUS 1 SPACE FOR EVERY 10 SEATS IN AN ASSEMBLY AREA WITH FIXED SEATS

>>> GENERAL FLOOR AREA = 10,000 SF / 200 + 0 SEATS = **50 SPACES**

-COMMERCIAL RECREATION FACILITY AS A CONDITIONAL USE, OWNER PROVIDED DOCUMENTATION OF SUFFICIENT PARKING IS REQUIRED, THEREFORE ADD ALLOWANCES FOR FOUR (4) ATHLETES PER COURT

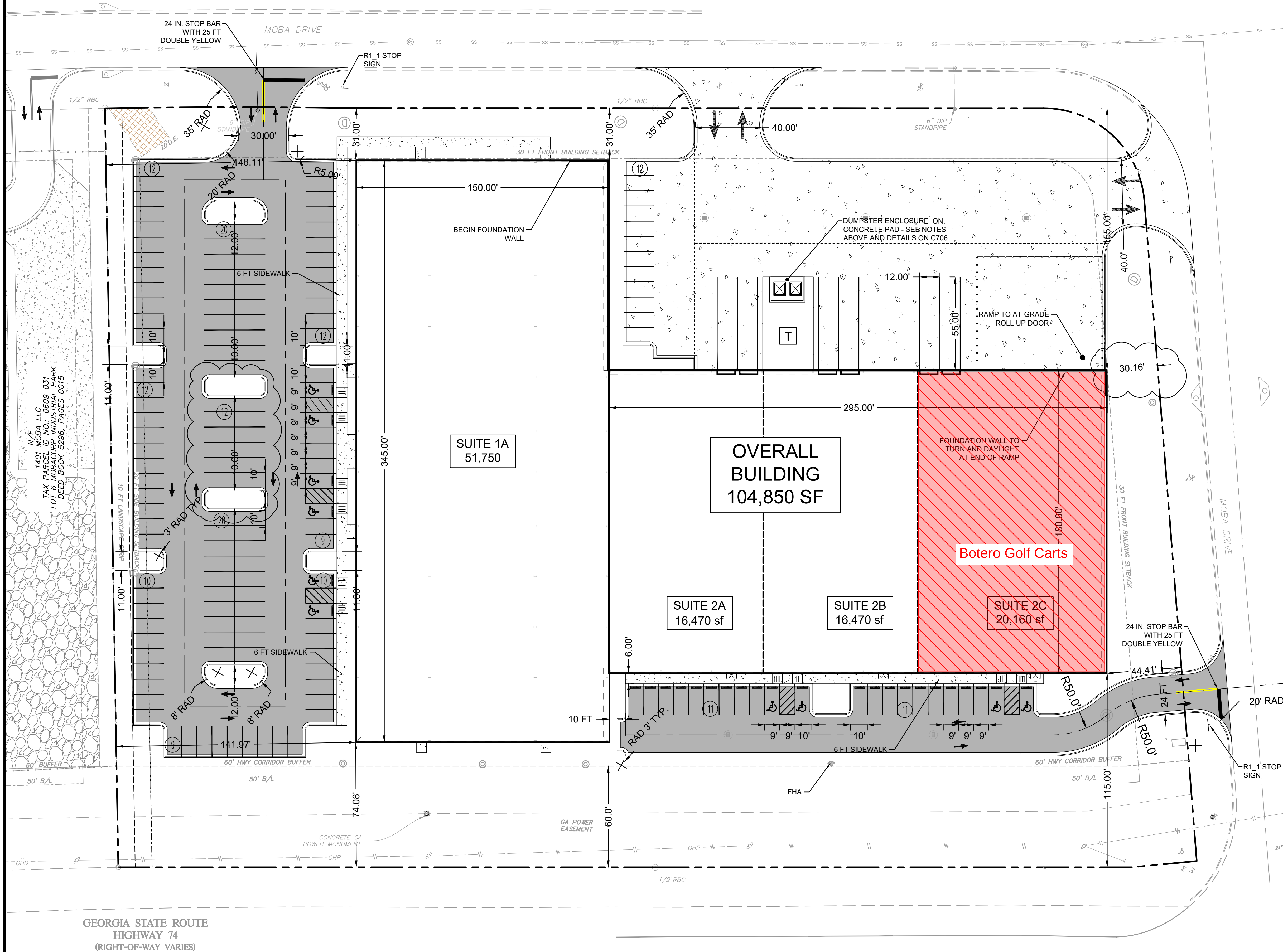
>>> CONDITIONAL USE ALLOWANCE = 4 ATHLETES ON 20 COURTS = **80 SPACES** REQUIRED

- OFFICE/WAREHOUSE, NO MANUFACTURING = 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE OR ADMINISTRATIVE AREA PLUS 1 SPACE FOR EVERY 2,500 SF OF STORAGE SPACE

>>> AT 5% OFFICE AND 95% WAREHOUSE = **29 SPACES** REQUIRED

TOTAL SPACES REQUIRED = 159 SPACES
TOTAL SPACES PROVIDED = 160 SPACES

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT, EXCEPT ALL END SPACES WHICH ARE 10 FT BY 18 FEET. ALL PARKING LOT LANDSCAPE ISLANDS ARE 11 FEET MINIMUM WIDTH. ALL DRIVE ISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
11. VARIANCES: PREVIOUS VARIANCE FOR LOT 7 (2021) APPLY, ADDITIONAL VARIANCE FOR LOT 8 APPROVED (2024) FOR TO SIMILARLY REDUCE FRONT SETBACKS ON MOBA DRIVE FROM 50 FT TO 30 FT.
12. PLATTING: LOTS 7 AND 8 TO BE COMBINED INTO ONE LOT. REVISED FINAL PLAT WILL NEED TO BE REVISED COMBINING LOTS TOGETHER BEFORE BUILDING PERMIT IS ISSUED.
13. FLOODPLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0131E DATED SEPTEMBER 26, 2008.
14. ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
15. UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY PEACHTREE CITY WATER AND SEWERAGE AUTHORITY. BOTH ARE PROVIDED TO THE SITE.
16. STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY EXISTING FACILITIES AS PART OF MOBACORP INDUSTRIAL PARK, PROVIDING STORMWATER DETENTION, WATER QUALITY TREATMENT, AND PROTECTION OF DOWNSTREAM CONDITIONS. HYDROLOGY STUDY ON FILE. ENGINEER WILL SHOW THAT ADDITION OF THE DEVELOPMENT ON THIS SITE IS STILL WITHIN THE ASSUMPTIONS OF THE ORIGINAL STUDY FOR THIS BASIN.
17. LANDSCAPING: A LANDSCAPE PLAN WILL BE PREPARED TO CITY OF PEACHTREE CITY STANDARDS, TO BE APPROVED BY THE PLANNING COMMISSION AT A LATER TIME. A CONTINUOUS 60-FOOT-WIDE TREE-SAVE/LANDSCAPE BUFFER SHALL BE ESTABLISHED ADJACENT TO HIGHWAY 74.
18. HVAC IS TO BE ROOF MOUNTED. A LINE OF SITE DIAGRAM SHALL BE SUBMITTED WITH BUILDING PLANS AS PER SECTION 1109 OF THE LAND DEVELOPMENT ORDINANCE.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 3/11/2025
Justin Strickland, City Manager 3/14/2025

DATE: March 20, 2025

SUBJECT: ~~03-25-08 Variance Request to exceed maximum parking, 100 Market Place Blvd.~~ **Withdrawn by applicant**

Recommendation:

Discussion:

The applicant notified the Planning & Development Department on March 10, 2025, that they wished to withdraw their application for a parking variance for the property located at 100 Market Place Blvd.

Budget Impact:

Attachments:

None

From: IMIS <noreply@gacities.com>
Sent: Monday, February 17, 2025 7:00 AM
To: Yasmin Julio <yjulio@peachtree-city.org>
Subject: Renewal of City of Civility Designation

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

Dear Yasmin,

I hope this email finds you well.

I am writing to inform you that the City of Civility designation for City of Peachtree City is up for renewal and will expire in 90 days. We are pleased to continue recognizing your commitment to fostering civility within the community. The renewal process is identical to the original certification process.

To renew your designation, please follow these steps:

1. **Adopt the Resolution:** Your city council needs to adopt the resolution confirming your commitment to civility. Please find the resolution template attached here: [City of Civility Resolution Template](#).
2. **Send a copy:** Once the resolution is signed and dated, please send a copy to MSConsulting@gacities.com.

We appreciate your continued dedication to promoting civility. Should you have any questions or need assistance during the renewal process, please do not hesitate to contact us.

Thank you for your prompt attention to this matter.

Best regards,

Dana Goodall

Member Services Coordinator
678-686-6220
MSConsulting@gacities.com



WHAT IS CIVILITY?

Civility is more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one's preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement.*

WHY CIVILITY MATTERS FOR CITIES?

- 1 Civil behavior and speech are critically important to a healthy, functional and respectful society.
- 2 A 2019 survey revealed that 93 percent of Americans believe that incivility is a problem, with 68 percent identifying incivility as a major problem.**
- 3 Cities need a plan to counteract the growing polarization and challenges caused by incivility.

*The Institute for Civility in Government

** Weber Shandwick's annual poll, Civility in America 2019

“

Civility fosters respect, trust, and belonging. By modeling and practicing civility, city leaders set an expectation that vigorous debate and vetting of ideas can be respectful and productive, leading to better engagement and outcomes for all.

”

LARRY HANSON, GMA CEO
& EXECUTIVE DIRECTOR



9 PILLARS OF CIVILITY



Be considerate of others' opinions. It's ok to agree to disagree.



Think about the impact of your actions and not the intent.



Manage your emotions. Get curious instead of furious.



Ask questions to learn. Answer questions with respect.



A silent voice is not always a weak voice. Sometimes it's ok not to respond.



Remember the acronym QTIP (Quit Taking It Personal).



Be Kind! Make your point about the issue, not the person.



Have empathy! Just because you have not experienced it, does not mean it does not exist.



Actively listen, to learn how to Engage respectfully!

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.



**ADOPT THE CIVILITY
RESOLUTION AND
PLEDGE TO BECOME A
CITY OF CIVILITY TODAY!**



WWW.GACITIES.COM/CIVILITY

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.



Home > Initiatives > Embrace Civility > Designated Cities & Organizations of Civility

Cities & Organizations of Civility

- ☐ City of Civility
- ☐ Organization of Civility

☐ ATHENS-CLARKE COUNTY	☐ KINGSLAND
☐ ACWORTH	☐ LAFAYETTE
☐ ADEL	☐ LAGRANGE
☐ ADEL	☐ LAVONIA
☐ ADRIAN	☐ LAWRENCEVILLE
☐ ALAPAHA	☐ LENOX
☐ ALAPAHA	☐ LITHONIA
☐ ALBANY	☐ LOCUST GROVE
☐ ARCADE	☐ LOVEJOY
☐ AUBURN	☐ LUTHERSVILLE
☐ AUSTELL	☐ MABLETON
☐ BALL GROUND	☐ MADISON
☐ BARNESVILLE	☐ MADISON
☐ BARNESVILLE	☐ MANSFIELD
☐ BLAIRSVILLE	☐ MCDONOUGH
☐ BROOKHAVEN	☐ MCDONOUGH
☐ BROXTON	☐ MCRAE-HELENA
☐ BRUNSWICK	☐ METTER
☐ BRUNSWICK	☐ MILLEDGEVILLE
☐ BUENA VISTA	☐ MILLEN
☐ BUTLER	☐ MONROE
☐ BUTLER	☐ MONTICELLO
☐ BYRON	☐ MONTICELLO
☐ BYRON	☐ MOULTRIE
☐ CANTON	☐ MOUNT ZION
☐ CANTON	☐ NASHVILLE
☐ CARTERSVILLE	☐ NICHOLSON

☐ CHAMBLEE	☐ OCONEE
☐ CLARKSTON	☐ OGLETHORPE
☐ CLAYTON	☐ PALMETTO
☐ COLLEGE PARK	☐ PEACHTREE CITY
☐ CONYERS	☐ PEACHTREE CORNERS
☐ CONYERS	☐ PERRY
☐ COOLIDGE	☐ PINE LAKE
☐ CORDELE	☐ POOLER
☐ CORDELE	☐ PORT WENTWORTH
☐ CORNELIA	☐ PORT WENTWORTH
☐ CORNELIA	☐ POWDER SPRINGS
☐ COVINGTON	☐ POWDER SPRINGS
☐ COVINGTON	☐ QUITMAN
☐ DALLAS	☐ REIDSVILLE
☐ DALLAS	☐ RICEBORO
☐ DECATUR	☐ RICEBORO
☐ DECATUR	☐ RINCON
☐ DEMOREST	☐ ROCKMART
☐ DEMOREST	☐ ROME
☐ DILLARD	☐ ROYSTON
☐ DILLARD	☐ SANTA CLAUS
☐ DONALSONVILLE	☐ SANTA CLAUS
☐ DONALSONVILLE	☐ SAVANNAH
☐ DORAVILLE	☐ SAVANNAH
☐ DOUGLASVILLE	☐ SCREVEN
☐ DUBLIN	☐ SNELLVILLE
☐ DULUTH	☐ SNELLVILLE
☐ DUNWOODY	☐ SOUTH FULTON
☐ DUNWOODY	☐ SOUTH FULTON
☐ EAST POINT	☐ ST. MARYS
☐ EATONTON	☐ STATESBORO
☐ FAYETTEVILLE	☐ STATESBORO
☐ FITZGERALD	☐ STOCKBRIDGE
☐ FLOVILLA	☐ STONECREST
☐ FOLKSTON	☐ SUGAR HILL
☐ FORSYTH	☐ SUWANEE
☐ FORSYTH	☐ TEMPLE
☐ FORT VALLEY	☐ TIFTON
☐ FRANKLIN	☐ TIFTON
☐ GRANTVILLE	☐ UNION CITY
☐ GRAYSON	☐ UNION CITY
☐ GREENSBORO	☐ VALDOSTA
☐ GRIFFIN	☐ WADLEY
☐ GRIFFIN	☐ WALNUT GROVE

☐ GROVETOWN	☐ WARNER ROBINS
☐ GROVETOWN	☐ WARNER ROBINS
☐ HAMPTON	☐ WATKINSVILLE
☐ HAPEVILLE	☐ WATKINSVILLE
☐ HAPEVILLE	☐ WAYCROSS
☐ HARLEM	☐ WAYCROSS
☐ HAWKINSVILLE	☐ WOODBINE
☐ HIAWASSEE	☐ WOODLAND
☐ HINESVILLE	☐ YOUNG HARRIS
☐ HINESVILLE	☐ GENEVA
☐ HIRAM	☐ GOOD HOPE
☐ HIRAM	☐ PINE MOUNTAIN
☐ HOSCHTON	☐ PINE MOUNTAIN
☐ JACKSON	☐ PULASKI
☐ JACKSON	☐ TOOMSBORO
☐ JEFFERSON	☐ TOOMSBORO
☐ JESUP	☐ WAVERLY HALL
☐ CENTRAL SAVANNAH RIVER AREA RE	☐ MIDDLE GEORGIA REGIONAL COMMIS
☐ GEORGIA DOWNTOWN ASSOCIATION	☐ NORTHEAST GEORGIA REGIONAL COM
☐ GEORGIA MOUNTAINS REGIONAL COM	☐ RIVER VALLEY REGIONAL COMMISSI
☐ GEORGIA MUNICIPAL ASSOCIATION	☐ SOUTHERN GEORGIA REGIONAL COMM
☐ LAFAYETTE DDA	☐ SOUTHWEST GEORGIA REGIONAL COM

SHARE THIS PAGE: [☐](#) [☐](#) [☐](#) [☐](#)

Other Cities of Ethics Stories

Designated Cities & Organizations of Civility

Directories

Get
Involved

Jobs &
RFPs

About

Managed
Organizations

Contact



[LOGIN](#)

© 2020 - 2025 Georgia Municipal Association | [Privacy Policy](#) | [Terms of Use](#) | [Site Map](#)

The Georgia Municipal Association recognizes the importance of ensuring our websites are accessible and is committed to ensuring digital accessibility for people with disabilities. We are continually improving the user experience for everyone and currently working to apply the relevant accessibility standards to this website. If you are having any accessibility related issues, such as difficulty reading or viewing this page, please contact the Communications Team, and we will work directly with you to find a solution.

RESOLUTION#

**RESOLUTION PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY
OF PEACHTREE CITY**

- WHEREAS:** The City Council of Peachtree City recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and,
- WHEREAS:** The City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and,
- WHEREAS:** The members of the City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free, and vigorous debate while maintaining the highest standards of civility, honesty, and mutual respect; and
- WHEREAS:** City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and,
- WHEREAS:** Civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and,
- WHEREAS:** Civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussions of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and,
- WHEREAS:** Civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of the city; and,
- WHEREAS:** In order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of Peachtree City that they agree to the following:

1. The City Council of Peachtree City pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.
2. The elected officials of the City Council of Peachtree City enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Peachtree City.
3. This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.
4. This pledge strives to show courtesy by treating all colleagues, staff, and members of the public in a professional and respectful manner whether in-person, online, or in written communication, especially when we disagree.
5. This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance, and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

6. This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.
7. The City of Peachtree City expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this _____ day of _____, 20__.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Mayor Pro Tem

Frank Destadio, Post 4

ATTEST: _____
Yasmin Julio, City Clerk